cheetham&mortimer

On the Instruction of Barclays Banking Group

TO LET - UNDER OFFER

83A CLIFTON STREET, LYTHAM ST ANNE'S, FY8 5ER



LOCATION

Lytham St Anne's is an attractive seaside town situated two miles from Blackpool. The town centre is very popular and a highly sought after location for both leisure operators and retailers.

The premises occupy a highly prominent location fronting prime Clifton Street with neighbouring operators including occupiers Boots, Clarks, Tesco Express, Caffe Nero, Costa Coffee and Pizza Express.

ACCOMMODATION

The premises are arranged over ground, first and second floors comprising the following approximate areas:

Ground Floor

 Sales Area:
 118.35 sqm (1,274 sq ft)

 Safe/Storage:
 8.84 sqm (95 sq ft)

First Floor

Staff/Storage: 23.7 sqm (257 sq ft) Male and Female WC's located on First Floor

Second Floor

Staff/Storage: 43.487 sqm (486 sq ft)

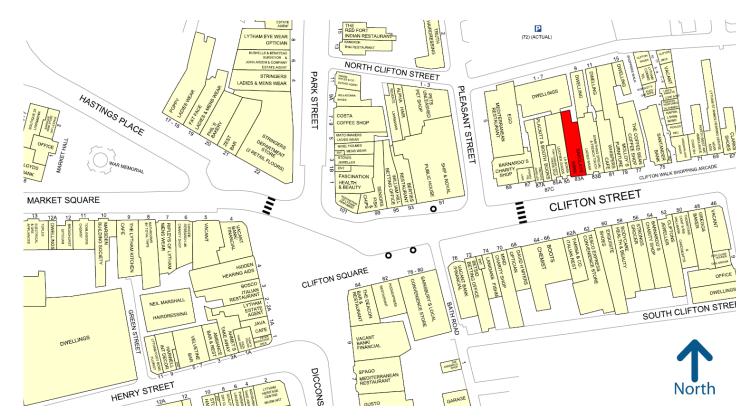
RENT

The current passing rent is £35,300 per annum exclusive.

The series of each of the statements contained in these particulars as to this property are made without responsibility on the part of Messrs Cheetham & Mortimer Surveyors LLP or the vendors or lessors. None of the statements contained in these particulars as to this property are made without responsibility on the part of Messrs Cheetham & Mortimer Surveyors LLP or the vendors or lessors. None of the statements contained in these particulars as to this property are made without responsibility on the part of Messrs Cheetham & Mortimer Surveyors LLP or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements of representations of fact. Any intending purchasers of lessees must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Unless otherwise stated, all prices, rents and other charges are quoted exclusive of Value Added Tax (VAT). Any intending purchasers or tenants must satisfy themselves in the charges of the response of one that or the masser of the statements to the incidence of VAT in respect of any transaction. The vendors or lessors do not make or give, and neither Messrs Cheetham & Mortimer Surveyors LLP nor any person in heir employment has any authority to make or give any representation or warranty whatever in relation to this property.

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RATES

We are advised the current rateable value for the premises is £33,500 pa.

Interested parties are advised to verify this information by the Local Rating Authority (www.voa.gov.uk).

LEGAL COSTS

Each party are responsible for their own legal and professional costs incurred in this proposed transaction.

ENERGY PERFORMANCE CERTIFICATE

The premises have an Energy Performance Asset Rating of 98 (Band D). A full copy of the EPC is available upon request.

CODE FOR LEASING BUSINESS PREMISES

Please be aware of the RICS Code for Leasing Business Premises which can be found on www.rics.org/globalassets/code-for-leasing_psversion_feb-2020.pdf We recommend you obtain professional advice if you are not represented.

LEASE

The premises are currently held by way of a lease expiring 3rd July 2028 with an option to determine 3rd July 2023.

Further details available upon request.

VAT

All prices, outgoings and rentals are exclusive of, but may be liable to VAT.

VIEWINGS

Strictly by appointment with Cheetham & Mortimer:

| Contact: | Conor Mulloy |
|------------|-------------------------------|
| Telephone: | 0161 828 8789 |
| Mobile: | 07841 661 990 |
| Email: | cmulloy@cheetham-mortimer,com |

SUBJECT TO CONTRACT

AUGUST 2020



WWW.CHEETHAM-MORTIMER.COM

Messrs Cheetham & Mortimer Surveyors LLP, for themselves and for the vendors or lessors of this property whose agents they are, give notice that – these particulars do not constitute, nor constitute any part of, an offer or a contract. All statements contained in these particulars as to this property are made without responsibility on the part of Messrs Cheetham & Mortimer Surveyors LLP or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements of representations of fact. Any intending purchasers of lessees must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Unless otherwise stated, all prices, rents and other charges are quoted exclusive of Value Added Tax (VAT). Any intending purchasers or tenants must satisfy themselves independently as to the incidence of VAT in respect of any transaction. The vendors or lessors do not make or give, and neither Messrs Cheetham & Mortimer Surveyors LLP nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.