

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.

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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_ps-version_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

 @MRRETAILEXPERT 

WWW.CHEETHAM-MORTIMER.COM