



PROMINENT FORMER BANK PREMISES

TO LET / MAY SELL

**56 St Annes Road West,
Lytham St Annes, FY8 1UE**

Location

St Annes-on-the-Sea is an affluent and prosperous Lancashire resort and commuter town located approximately 19 miles west of Preston and 5 miles south of Blackpool. The subject property is located on St Annes Road West, the prime retail pitch and occupies a prominent corner trading position with return frontage to Park Road. The immediate location houses national multiple retailers including Boots the Chemist, New Look, Home Bargains, Superdrug and Card Factory. Other nearby occupiers include Marks & Spencer Simply Food, Aldi and Tesco Express.

Description

The premises comprise a prominent and attractive building formerly occupied by Barclays Bank with accommodation arranged on basement, ground and three upper floor levels.

Accommodation

The premises comprise the following approximate floor areas:

Demise	Sq m	Sq ft
Ground Floor	203.7	2,193
Basement	75.9	817
First Floor	112.2	1,208
Second Floor	125.1	1,347
Third Floor	61.9	667
Total	578.8	6,232

Tenure

The premises are available by way of a new effectively full repairing and insuring lease for a term to be agreed.

A sale of the virtual freehold interest may be considered.

Rent/price

Upon application.

Rates

The unit has a 2017 rateable value assessment of **£34,000**. The new assessment from the 1st April 2023 will reduce to **RV £28,500**. For further details visit Gov.uk or contact the business rates department of the local authority.

VAT and costs

All prices premiums and rates etc. are quoted exclusive of VAT at the prevailing rate.

Each Party is to be responsible for their own legal costs incurred in any transaction

EPC

An EPC will be made available upon request.

Viewing strictly through the letting agent

James Harrocks

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 Visit www.harrocks.co.uk



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Anti Money Laundering Regulations

We are obliged to verify the identity of a proposed purchaser/tenant once a sale/letting has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once terms have been agreed.

- (iv) Price or rent may be subject to VAT and any prospective buyer or tenant must satisfy themselves concerning the correct VAT position.
- (v) Except in respect of death or personal injury caused by the negligence of HCP or its employees or agents, HCP will not be liable, whether in negligence or otherwise howsoever, for any loss arising from the use of these particulars or any information provided in respect of the property save to the extent that any statement or information has been made or given fraudulently by HCP.
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Viewing strictly through the letting agent