



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	

PROMINENT FORMER BANK PREMISES

TO LET / MAY SELL

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

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

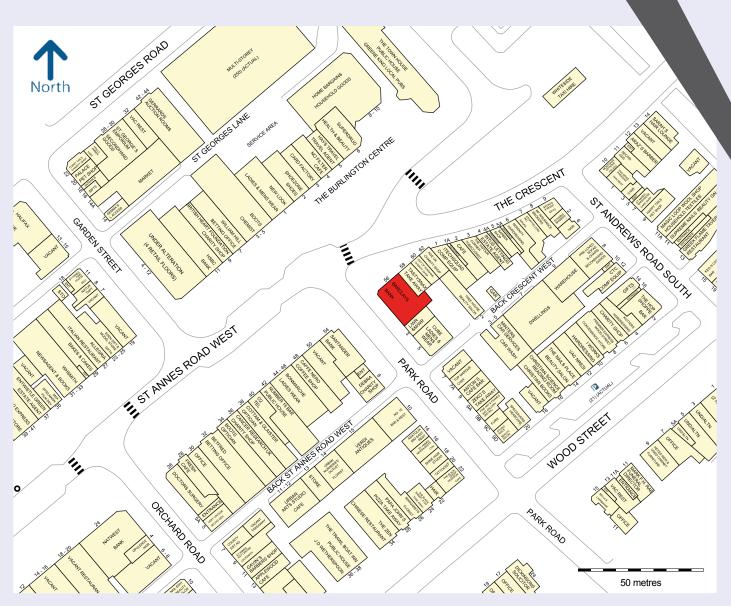


James Harrocks

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aimer: Harrocks Commercial Property Ltd and its subsidiaries and their joint agents if any ('HCP') for the or landlord of the property whose agents they are give notice that: es and for the

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- No employee of HCP has any authority to make or give any representation or warrantly arising from these particulars or otherwise or enter into any contract whatsoever in relation to the property in respect of any prospective purchase or letting including in respect of any results plotential or value or at all.

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 foundulen. provide by HCP.
- (v) In the case of new development or refurbishment prospective buyers or tenants should not rely on any artists' impressions or architects' drawings or specification or scope of works or amenities, infrastructure or services or information concerning view character or appearance and liming concerning availability or occupation and prospective buyers or tenants must take legal advice to ensure that any expectations they may have are provided for direct with the seller or landlard and HCP shall have no liability whatsever concerning availability or discrepancy in connection with such matters.

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