

TO LET Ground Floor Unit

(Available Subject to Vacant Possession)

Hitchcock & Wright
Partners
CHARTERED SURVEYORS

£19,000 per annum



47 Lytham Road, Warton, Preston PR4 1AD

LOCATION

This prominent ground floor retail unit is located within a modern retail parade adjacent to Tesco Express. The property fronts Lytham Road (A584) which is a busy thoroughfare linking Preston and the affluent Lytham, and St Annes. Within 1.5 miles of the subject property is the Land Registry Headquarters and BA Systems Military Airbase which both provide employment. There are a number of new housing developments in the surrounding area with Barratt Homes having developed Highgate Park adjacent comprising of 50 new homes. Other nearby retailers include a SPAR fuel station and convenience store to the west, and a new development comprising of a Starbucks and Greggs to the east.

DESCRIPTION

The property comprises of an open plan ground floor retail unit with a fully glazed shop front surrounded by a red brick façade. The property is currently fitted as a Subway with a ceramic tile floor, suspended ceiling with integrated air-conditioning units and staff and customer w/c's to the rear. Upon Subway vacating, the unit will be stripped back to shell ready to receive the new tenants fit out. The unit benefits from a three-phase electrical supply and has an Energy Performance rating of A.

Externally there is a shared tarmac car park with Tesco with parking for up to 21 vehicles.

ACCOMMODATION

We have measured the premises in accordance with the RICS Code of Measuring Practice (6th Edition) and provide the following approximate areas:

Ground Floor Total	87.92 q.m.	946 sq.ft.
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TERM

A new full repairing and insuring lease for a term of years to be agreed.

RENT

£19,000 per annum exclusive.

VAT

The property is not elected for VAT.

BUSINESS RATES

The premises have been assessed having a rateable value of £8,300 per annum. Qualifying tenants may benefit from small business rate relief. Interested parties are advised to make their own enquiries with their local council.

EPC

Certificate Number: 2159-3154-8880-4530
Energy Performance Asset Rating: A

LEGAL COSTS

Each party to be responsible for their own legal costs in connection with the preparation and documentation and any Stamp Duty thereon.

ANTI-MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, we are required by law to verify the identity of the proposed purchaser/tenant once a transaction has been agreed and before issuing contract documentation, to prevent fraud and money laundering. This will usually take the form of a passport/driving licence and a recent utility bill.

VIEWING & FURTHER INFORMATION

For viewing and further information please contact Matt Kerrigan or Alana Finn of Hitchcock Wright & Partners.

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Subject to Contract

Details Prepared February 2025



47 Lytham Road, Warton, Preston PR4 1AD

