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SALE



SUPERB MIXED USE INVESTMENT OPPORTUNITY

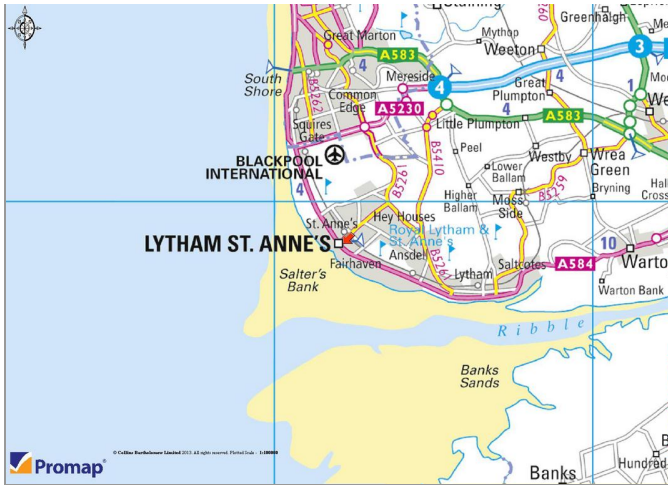
37 Wood Street
Lytham St Annes
FY8 1QG

- Prominent position
- Town centre location
- Attractive lot size

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Location

The premises are situated fronting Wood Street close to its junction with Clifton Drive in the centre of St Annes.

Wood Street is in an area of mixed retail, leisure and residential uses.

Nearby occupiers include JD Wetherspoons, Costa Coffee, Marks and Spencers Simply Food, My Vet veterinary surgery, the Post Office, Farrell Heyworth Estate Agents together with a Travelodge Hotel.

Road communications are good with the A5230, A583 and A585 providing ready access to the M6 and M55.

Description

The property comprises an extensive three-storey semi-detached building. Internally, the premises provide retail/cafe accommodation together with a two bedroomed flat at ground floor level. The first and second floors accommodate three one-bedroom flats. All elements of the property are self-contained other than the water supplies to Flats 1, 2 & 3 which are communal.

Externally, the premises also benefit from an enclosed rear garden and garage to the side.

The forecourt to the front of the property is owned by Fylde Borough Council however, the subject premises benefit from rights of access across it.

Accommodation

The retail accommodation extends to an approximate net internal area of 80.26 m² (875 ft²).

The residential accommodation extends to an approximate gross internal area of 247 m² (2,659 ft²).

Tenancy Information

The ground floor and basement are currently let by way of an effective full repairing and insuring lease dated 19 November 2012 for a term expiring on 30 June 2019.

The passing rental is £9,600 per annum with the lease providing for a rent review on the penultimate day of the term.

The residential flats are let by way of Assured Shorthold Tenancy agreements and provide the following annual rental income stream.

Flat 1 – vacant (first floor)	£5,100 pa
Flat 2 (second floor)	£4,740 pa
Flat 3 (first floor)	£5,100 pa
Flat 4 (ground floor)	£4,800 pa

Planning

We understand the ground floor and basement have an existing use under Class A3 (restaurant & cafe) of the Use Classes Order 1987 (as amended), whilst the residential accommodation will have an established use under Class C3 (dwellinghouses).

Asking Price

Offers in excess of £300,000.

Photographs and Plans

Any photographs and indicative plans incorporated in these particulars are provided for identification purposes only and should not be relied upon.

Legal Costs

Each party to be responsible for their own legal fees during the transaction.

Energy Performance Certificate

Energy Performance Certificate HM Government
 Non-Domestic Building

37 Wood Street
 LYTHAM ST. ANNES
 FY8 1QG

Certificate Reference Number:
 0790-0532-6569-0699-3096

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret the information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient

A 0-25
 B 26-50
 C 51-75
 D 76-100
 E 101-125
 F 126-150
 G over 150
 Less energy efficient

← 141 This is how energy efficient the building is.

Technical Information

Main heating fuel: Grid Supplied Electricity
 Building environment: Heating and Natural Ventilation
 Total useful floor area (m²): 106
 Building complexity (NOS level): 3
 Building emission rate (kgCO₂/m²): 377.93

Benchmarks

Buildings similar to this one could have ratings as follows:
 37 If newly built
 100 If typical of the existing stock

Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0800 123 1234.

VAT

All prices are quoted exclusive of, but may attract VAT, at the standard rate.

Viewing

Strictly by appointment with the sole agents, Eckersley. No approach should be made directly to the occupiers of the property.

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