Chartered Surveyors Commercial Property Consultants Valuers





PROMINENT RETAIL PREMISES

229.1 m² (2,465.6 ft²)

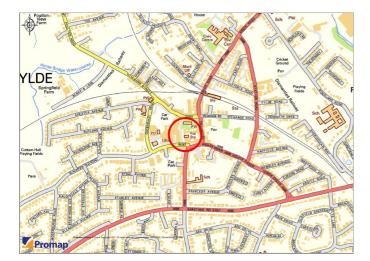
8 Market Place Poulton Le Fylde FY6 7AY

- Town Centre position
- Imposing self-contained premises
- Opposite Teanlowe Centre entrance
- Suitable for a variety of uses

PR1 3JJ

LA1 1ET







Location

The premises are prominently situated fronting Market Place in the heart of Poulton-le-Fylde town centre. Market Place is the hub of the town and is largely pedestrianised. The property also benefits from a situation directly opposite the main entrance to the Teanlowe Shopping Centre which is anchored by a Booths Supermarket.

Nearby occupiers include Age Concern, Peacocks Clothing, Well Pharmacy and Bookidz Childrenswear.

Poulton-le-Fylde is one of the most popular and affluent residential towns on the Fylde with the retail centre serving the immediate locality and also further afield.

Description

The property comprises a three-storey midterraced building which has been extended at ground floor level to the rear.

The building was previously used as a Banking Hall and currently provides predominantly open plan accommodation on the ground floor together with ancillary office, staff and storage facilities to the upper levels. WC facilities are also provided on the first floor.

Accommodation

The accommodation extends to the following approximate net internal areas:-

	m²	ft²
Ground floor	139.5	1,501.3
First floor	43.8	471.2
Second floor	45.8	493.1
Total	229.1	2,465.6

Services

We believe the premises benefit from mains connections to gas, water, electricity and drainage.

Rating Assessment

The premises have a Rateable Value of £24.750.

All interested parties are advised to make their own enquiries of the local rating authority, Wyre Council (www.wyre.gov.uk).

Planning

It is understood the premises benefit from an established use within Class E of the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020.

Interested parties are, however, recommended to make their own separate enquiries of the local planning department at Wyre Council (www.wyre.gov.uk).

Tenure

The premises are available by way of a new Full Repairing and Insuring lease for a term of years to be agreed.

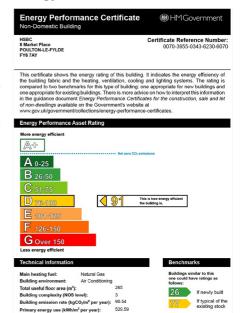
Rental

Offers in the region of £30,000 per annum, exclusive.

Photographs and Plans

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

Energy Performance Certificate



VAT

All rentals are quoted exclusive of, but may be subject to, VAT at the standard rate.

Costs

Each party to be responsible for their own costs incurred in this transaction.

Enquiries

Strictly by appointment with the sole agents, **Eckersley**

Telephone: 01772 883388 Contact: Mary Hickman

Email: mh@eckersleyproperty.co.uk

