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**TO
LET**



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

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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 mid-terraced 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:-

	m ²	ft ²
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

Energy Performance Certificate HM Government
 Non-Domestic Building

HSBC Certificate Reference Number:
0070-3655-0343-6230-6070
 8 Market Place
 POULTON-LE-FYLDE
 FY6 7AY

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 this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

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

Net zero CO₂ emissions

91 This is how energy efficient the building is.

Less energy efficient

Technical Information	Benchmarks
Main heating fuel: Natural Gas	Buildings similar to this one could have ratings as follows: 26 If newly built 77 If typical of the existing stock
Building environment: Air Conditioning	
Total useful floor area (m ²): 265	
Building complexity (NOS level): 3	
Building emission rate (kgCO ₂ /m ² per year): 90.54	
Primary energy use (kWh/m ² per year): 529.59	

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

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