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## GROUND FLOOR RETAIL PREMISES

141.2 m<sup>2</sup> ( 1,557 ft<sup>2</sup> )

35 Wood Street  
Lytham St Annes  
FY8 1QG

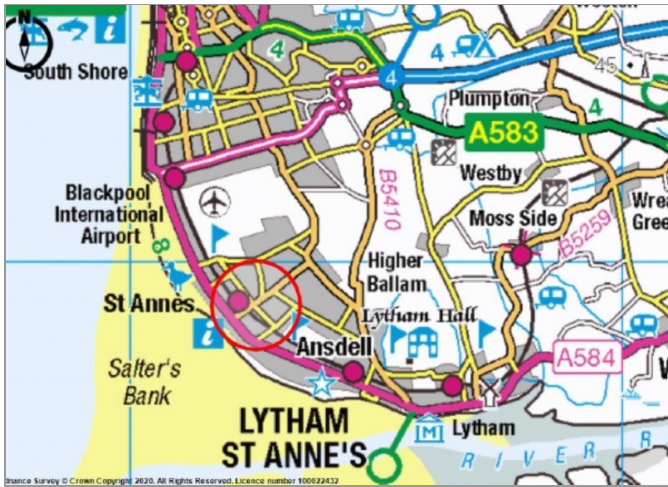
- Prominent position
- Suitable for a variety of retail led uses
- Attractive premises with glazed frontage

[www.eckersleyproperty.co.uk](http://www.eckersleyproperty.co.uk)



Preston office T | 01772 883388  
 25A Winckley Square E | preston@eckersleyproperty.co.uk  
 Preston  
 PR1 3JJ

Lancaster office T | 01524 60524  
 76 Church St E | lancaster@eckersleyproperty.co.uk  
 Lancaster  
 LA1 1ET



## Location

The premises are prominently situated on Wood Street near to its junction with Clifton Drive South, within the heart of St Annes town centre. The busy town accommodates a wide range of national and independent retailers and service providers and serves the local population as well as attracting tourism given its coastal location.

## Description

The subject premises comprise an attractive end of terrace, ground floor & basement lock-up shop which is set back from the main road.

The ground floor is currently utilised as a showroom, benefiting from a suspended ceiling with LED lighting and carpeted floor covering. To the rear, the unit has been partitioned to create WCs, kitchenette and an office. The ground floor further benefits from timber frame glass retail frontage, which partially wraps around the side of the building.

The basement includes LED strip lighting with carpet flooring, presently used for storage purposes but has potential to be utilised for additional retail space.

## Accommodation

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

	m <sup>2</sup>	ft <sup>2</sup>
Ground Floor	101.55	1,093
Basement	39.63	464
<b>Total</b>	<b>141.18</b>	<b>1,557</b>

## Services

We understand the building benefits from mains connection to electricity, gas, water and drainage.

## Rating Assessment

The premises currently have a rating assessment of £11,750. Prospective occupiers may therefore be eligible for small business rate relief, subject to their specific circumstances.

Interested parties are, however, recommended to make their own enquiries with the local authority, Fylde Council ([www.fylde.gov.uk](http://www.fylde.gov.uk)).

## Planning

We believe that the premises benefit from an established lawful use within Class E(a) of the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020.

Interested parties are recommended to make their own separate enquiries with the local planning authority ([www.fylde.gov.uk](http://www.fylde.gov.uk)).

## Tenure

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

## Asking Rental

£15,000 per annum, exclusive.

## VAT

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

## Photographs and Plans

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

## Energy Performance Certificate

30 Wood Street LYTHAM ST ANNES FY8 1DP	Energy rating <b>C</b>	Valid until: 31 January 2034 Certificate number: 9897-6582-2001-3844-6566
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Property type	Retail/Financial and Professional Services
Total floor area	144 square metres

### Rules on letting this property

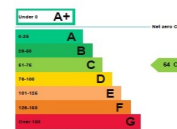
Properties can be let if they have an energy rating from A+ to E.

### Energy rating and score

This property's energy rating is C.

Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.



## Legal Costs

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

## Money Laundering

In accordance with anti-money laundering regulations, two forms of identification will be required from the successful Tenant.

## Enquiries

Via the sole letting agents:

### Eckersley

Telephone: 01772 883388

Contact: Harry Holden

Email: [hjh@eckersleyproperty.co.uk](mailto:hjh@eckersleyproperty.co.uk)