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**TO
LET**



SUPERB NEW RETAIL UNIT

106 m² (1,140 ft²)

Unit 2
1 Sandy Lane
Hambleton
Poulton-Le-Fylde
FY6 9AA

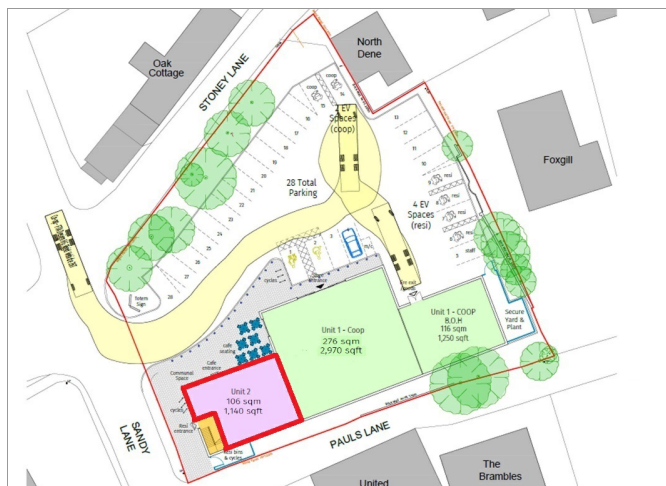
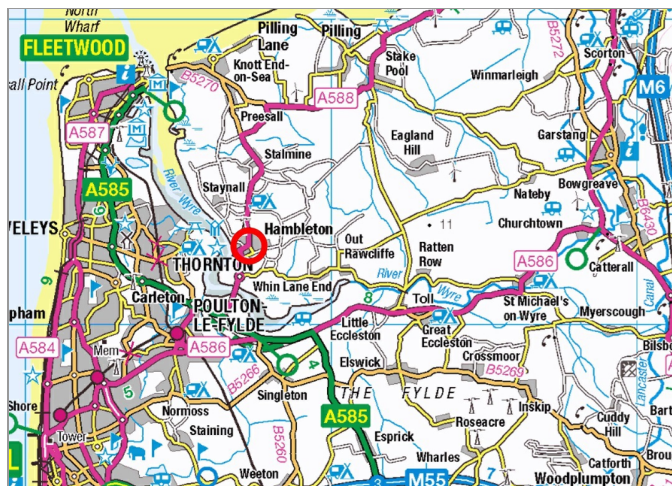
- New Build Development
- Adjacent To Co-op Convenience Store
- Accessible Location
- Suitable For A Variety Of Uses

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

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Location

Located in the village of Hambleton the development is situated at the junction of Sandy Lane with Stoney Lane, approximately 3 miles north east of Poulton-Le-Fylde.

The development is in a highly accessible position and benefits from frontage to the busy A588 (Broadpool Lane) the main link road from Poulton-Le-Fylde to the south through to Knott End-on-Sea and Lancaster to the north and serving the settlements in between.

Description

Forming part of a brand new development, the subject premises are situated alongside a Co-op convenience store and benefit from customer car parking to the front.

The accommodation comprises a ground floor lock-up retail unit, completed to shell and core specification with an attractive glazed shop front, ready for an incoming tenant's fit-out.

Accommodation

The unit extends to an approximate Gross Internal Area of 106 m² (1,140 ft²).

Services

We understand that mains service connections for electricity, gas, water and drainage will be available to distribution point. Service capacities are available on request.

Rating Assessment

The premises are yet to be assessed for rating purposes.

Interested parties should, however, make their own enquiries of the local rating authority Wyre Borough Council (www.wyre.gov.uk).

Planning

The premises have a permitted use within Class E of the Town and Country Planning (Use Classes) Order 1987 (As Amended) as granted under application no. 22/00506/FULMAJ.

Uses other than within Class E will be considered, subject to any necessary planning consent being obtainable.

Interested parties should make their own enquiries of the local planning authority, Wyre Borough Council (www.wyre.gov.uk).

Tenure

The accommodation is available by way of a new effective full repairing and insuring lease for a term to be agreed.

Service Charge

A service charge contribution will be payable to cover the cost of maintenance, management and upkeep of the common parts and communal areas.

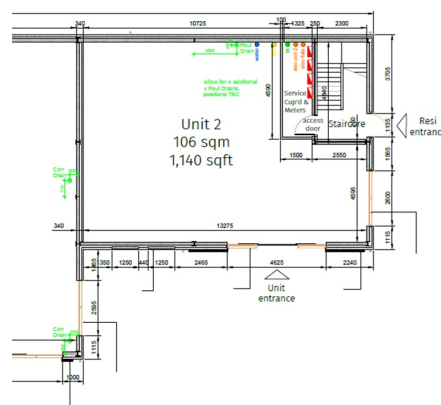
Annual Rental

£19,000 per annum exclusive.

VAT

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

Unit Layout Plan



Legal Costs

Each party will bear their own legal costs incurred in the transaction.

Photographs and Plans

All photographs and plans incorporated herewith are indicative and provided for identification purposes only and should therefore not be relied upon.

Further Information

Please contact the sole agents:

Eckersley

Telephone: 01772 883388

Contact: Mary Hickman

Email: preston@eckersleyproperty.co.uk