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**TO  
LET**



## GROUND FLOOR RETAIL UNIT

63.6 m<sup>2</sup> ( 685 ft<sup>2</sup> )

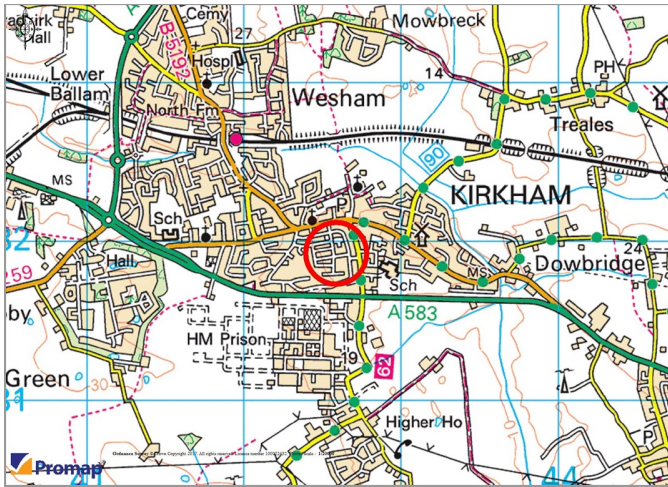
**33 Poulton Street  
Kirkham  
Preston  
PR4 2AA**

- Prime trading position with the town
- Would suit a variety of uses
- Open plan sales accommodation
- Covered pedestrian walkway to the 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 situated fronting Poulton Street in the heart of Kirkham's main retailing area, close to its junction with Kirkgate. The unit forms part of The Kirkgate Centre with Poulton Street being the main retailing thoroughfare in the town.

Nearby occupiers include Costa Coffee, Poundstretcher, Betfred, The Kirkham Bierhaus and a range of other independent retailers and service providers.

Kirkham is a town situated within the Borough of Fylde and is located midway between Blackpool and Preston, approximately 11 miles to the west of Preston City centre.

## Description

The premises comprise a ground floor lock-up retail unit benefiting from an extensive display window to the Poulton Street frontage.

Internally, the premises provide open plan sales accommodation together with WC facilities to the rear. The unit is presently partitioned to the rear to provide a separate kitchen area.

## Accommodation

The premises extend to an approximate net internal area (NIA) of 63.6 m<sup>2</sup> (685 ft<sup>2</sup>).

## Services

We believe that mains connections to electricity, water and drainage are available to the unit.

## Rating Assessment

The premises have a Rateable Value of £10,000.

Some occupiers may benefit from small business rates relief depending on individual circumstances but interested parties should make their own enquiries with Fylde Borough Council ([www.new.fylde.gov.uk](http://www.new.fylde.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 should, however, make their own enquiries of the local planning department at Fylde Borough Council.

## Service Charge

There is a service charge contribution payable towards the costs of maintenance and repair of the external fabric of the building and common areas and we understand that this is approximately £1,000 for the current year.

## Tenure

The premises are available by way of a new effective full repairing and insuring lease, for a term of years to be agreed.

## Asking Rental

Rental offers in the region of £13,250 per annum.

## VAT

All costs and figures are quoted exclusive of, but may be liable to, VAT at the standard rate.

## Energy Performance Certificate

Unit 33 Poulton Street Kirkham FY5 3JA	Energy rating <b>B</b>	Valid until 16 February 2036
		Certificate number 8717 8545 8406 1534 8864

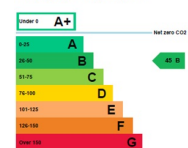
Property type	Retail/Financial and Professional Services
Total floor area	77 square metres

### 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 B.



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 this transaction.

## Photographs and Plans

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

## Enquiries

Strictly by appointment with the sole letting agents:

**Eckersley**

Telephone: 01772 883388

Contact: Mary Hickman

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