

**286 Clifton Drive South
Lytham St Annes**

REF: INV526M

- * Empty Retail Unit
- * St Annes On Sea
- * Prominent Town Centre Location
- * In Good Order Throughout
- * 1 Allocated Parking Space
- * Utility Bills Included in Advertised Price
- * Priced to Lease
- * Viewing Highly Recommended

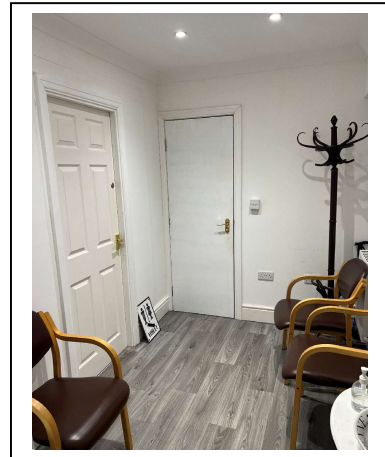


DESCRIPTION: Kenricks are delighted to offer this prime location empty Retail unit for Let.

The unit was previously used as a beauty salon but is suitable for a number of uses.

The former beauty salon is situated in the popular residential location of Clifton Drive, just outside the town centre of St Annes on Sea.

Viewing Highly Recommended.

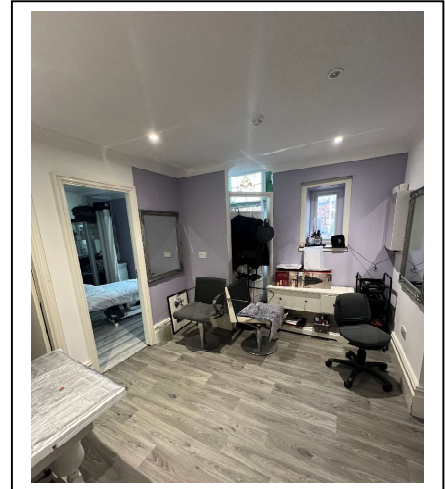


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Communal Entrance leading to:
Shared Waiting Room
Shared Toilet

Ground Floor

Treatment Room 1 with sink (Approx. 122 sq. ft)
Treatment Room 2 with sink (Approx. 53 sq. ft)
Treatment Room 3 with sink (Approx. 122 sq. ft)
Small Kitchenette with backwash.
Store Area



EXTERIOR: The car park to the front has space for 10 motor vehicles on a first come first served basis and 1 allocated parking space for this retail unit.

AGENTS NOTES: Water, gas and electric are provided by the Landlord and is included in the price. The waiting room, with seating for 4, is shared with 1 other professional who operates on an appointment basis.

TENURE: Leasehold- New Flexible Lease or Licence to Occupy offered at a Rent of £7,500 per annum. Incoming tenant may be responsible for Landlords' legal fees.

PRICE: No Ingoing- Deposit 2 Months' Rent

VIEWING: By appointment through Kenricks 01253 420420.

