

**145 St Albans Road
Lytham St Annes**

REF: 0RL572M

- * **Former Fully Fitted Convenience Store**
- * **St Annes on Sea, Lancashire**
- * **Busy All Year-Round Trading Location**
- * **Approx. 882 sq. ft.**
- * **Fully Fitted with the Existing Fixtures and Fittings**
- * **Not Currently Trading**
- * **Priced to Lease**
- * **Forecourt Car Parking**
- * **Viewing Highly Recommended**



DESCRIPTION: Kenricks are pleased to offer this fantastic opportunity to lease this fully fitted, former convenience store which is situated in a prominent position in the busy all year-round trading location of St Albans Road in St Annes on Sea with established local businesses and a large residential catchment.

The business has now closed, creating an excellent opportunity for a new operator to move into a ready-to-trade retail premises.

It is suitable for a convenience store, specialty food shop or other retail uses (subject to any necessary consents).

Viewing highly recommended.

Ground Floor (Approx. 882 sq. ft.)

Retail area. (Approx. 495 sq. ft.)

Primary storage area (Approx. 179 sq. ft.)

Secondary storage area (Approx. 83 sq. ft.)

Utility Room (Approx. 42 sq. ft.)

EXTERIOR: Forecourt to the front of the premises with car parking for 1 motor vehicle. Small private yard to the rear.

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AGENTS NOTES: The unit is Electric only. The shop will be provided fully fitted with the existing fixtures and fittings, including shelving, display units and other shop equipment currently within the premises. There is no toilet installed but the plumbing remains so it can be converted back. This allows a new tenant to begin trading quickly without the substantial cost of fitting out a new shop. **Please note the premises are NOT available for use as an Off Licence.**

BUSINESS: We are informed the property is not currently subject to business rates.

TENURE: Leasehold, a new flexible lease at a rent of £1,500 per month. The incoming tenant maybe responsible for the Landlord Legal Fees in this transaction.

PRICE: No Deposit. An ingoing premium for the fixtures and fittings equivalent to 3 months rent will apply if the ingoing tenant intends to use the premises as a convenience store. Fixtures and fittings will be removed prior to completion if the ingoing tenant does not require them.

VIEWING: By appointment through Kenricks 01253 420 420.

