

# TO LET

£15,000 per annum



## Market Place 5, Poulton Le Fylde, Lancashire, FY6 7AS

### LOCATION

The property is situated on the main pedestrianised retail pitch within the attractive market town of Poulton. Poulton lies approximately 3 miles north east of Blackpool and conveniently positioned for access to the M55 motorway. Nearby occupiers include Lloyds Bank, Santander, Booths Supermarket, Home Bargains and a number of local independent retailers.

### DESCRIPTION

The property comprises a large ground floor sales space with ancillary storage accommodation to the first floor. The property benefits from delivery access to the rear.

### ACCOMMODATION

We have measured the premises in accordance with the RICS Code of Measuring Practice (6th Edition) and provide the following approximate areas:

Internal Width	3.86m	13 ft
Sales Depth	17.13m	56 ft
Ground Floor Sales	60.57 sq.m.	652 sq.ft.
First Floor	40.25 sq.m.	433 sq.ft.

### LEASE

The property is available via a new lease or sub-let/assignment for a term of years to be agreed. The passing lease expires 11/09/2023.

### RENT

£15,000 per annum exclusive

### BUSINESS RATES

The premises have been assessed having a rateable value of £14,750. Qualifying tenants may benefit from small business rate relief. Interested parties should make their own enquiries with the Rating Authority.

### EPC

Certificate Number: TBC

Energy Performance Asset Rating: TBC

### VAT

All rents, prices and other figures included in these particulars are subject to the addition of VAT.

### LEGAL COSTS

Each party to be responsible for their own legal costs in connection with the preparation and documentation and any Stamp Duty thereon.

### ANTI-MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, we are required by law to verify the identity of the proposed purchaser/tenant once a transaction has been agreed and before issuing contract documentation, to prevent fraud and money laundering. This will usually take the form of a passport/driving licence and a recent utility bill.

### VIEWING & FURTHER INFORMATION

For viewing and further information please contact Chris Michael or Matt Kerrigan of Hitchcock Wright & Partners.

Tel. No. 0151 227 3400

E-mail: [chrismichael@hwandp.co.uk](mailto:chrismichael@hwandp.co.uk)  
[mattkerrigan@hwandp.co.uk](mailto:mattkerrigan@hwandp.co.uk)

Subject to Contract

Details Prepared December 2020



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