

**FOR SALE**

**RETAIL**



**1 LEACH LANE, LYTHAM ST ANNES, FY8 3AW**

**GROUND FLOOR RETAIL 54.8 SQ M (590 SQ FT ) NIA WITH  
FIRST FLOOR RESIDENTIAL 66.99 SQ M (721 SQ FT ) GIA**

- Prominent main road retail location
  - First floor two bedroom flat
  - Long leasehold

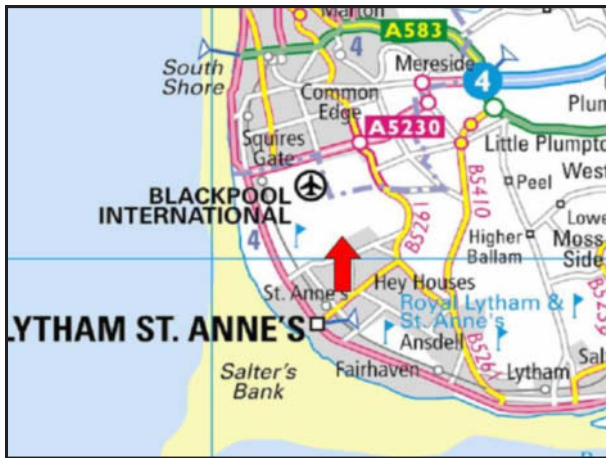
**Edward  
Symmons**

**0151 236 8454**

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February 2011



### LOCATION

The property is located in the town of Lytham St Annes which is positioned on the Fylde Coast 5 miles south of Blackpool.

The subject is on Leach Lane in close proximity to the A585 which forms part of the promenade providing links to the M55 motorway to the east. The property is part of a parade of shops with occupiers including Cohens Chemist and Co-operative Convenience Store in close proximity.

### DESCRIPTION

The property provides a semi-detached two storey building with garage, arranged as ground floor retail unit with a two bedroom flat to the first floor.

The property is of brick construction with timber framed single glazed shop front. The remainder of the windows are also of timber frame single glazed construction whilst to the side is a UPVC door leading to a residential area. The building is set beneath a pitched concrete tiled roof. The garage is single storey brick construction beneath a flat roof.

Internally the ground floor provides main sales area, staff room with WC and kitchen area. From the side elevation is a hallway with access to retail unit and staircase to the first floor. At first floor there is a flat providing hall, two bedrooms, living room, kitchen and bathroom.

Externally to the front elevation is a vehicle access point leading to a large open tarmac area, to the side of the property is a tarmac access route leading to a yard incorporating single storey garage.

### ACCOMMODATION

In accordance with the RICS Code of Measuring Practice the property provides the following:

Retail (NIA)		
Main Sales	41.43 sq m	446 sq ft
Staff Room	13.43 sq m	145 sq ft
Total	53.86 sq m	590 sq ft

### Residential (GIA)

Ground Floor	5.80 sq m	62 sq ft
First Floor	61.19 sq m	659 sq ft
Total	66.99 sq m	721 sq ft

### BUSINESS RATES

The property is entered into the 2010 Rating List as follows:

*Description: Shop & Premises  
 Rateable Value: £5,100*

The Uniform Business Rate (UBR) for properties in England for 2010/2011 is £0.407 for properties qualifying for Small Business Rates Relief.

### COUNCIL TAX

We are advised that the current Council Tax Band for the first floor flat is Band C with the charge for 2010/11 being £1,357.89.

### TENURE

We understand that the property is held by way of a 999 year lease from 1 May 1956.

### VAT & COSTS

All prices are quoted exclusive of but may be liable to VAT at the prevailing rate. Each party will be responsible for their own legal costs incurred in the transaction.

### FURTHER INFORMATION

For further information please contact Michael Fitzpatrick as follows:

Tel: 0151 236 8454  
 Email: michael.fitzpatrick@edwardsymmons.com

To view the property please contact our joint agent Thomas Chappell of Broomheads:

Tel: 01253 292222  
 Email: thomas@broomheads.com

## 5 St Pauls Square, Liverpool L3 9SJ

Misrepresentation Act 1967

Edward Symmons LLP, as agents for the vendor or, as the case may be, Lessor (the 'Vendor') and for themselves, give notice that:

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- (2) The statements herein are made in good faith but without any responsibility whatsoever on the part of the Vendor, Edward Symmons LLP or their servants. It is for the purchaser or as the case may be Lessee (the 'Purchaser') to satisfy himself by inspection or otherwise as to their accuracy and fullness. He must not in entering into any contract or otherwise rely upon these particulars as statements or representations of fact.
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Note: Edward Symmons LLP has not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air or water contamination. The purchaser is responsible for making his own enquiries in this regard.

