



For Sale - Convenience Store Investment on a site of 0.2 Acres

64 Lytham Road, Freckleton, North West, PR4 1XA

2,957 ft² (274.71 m²)

- 18 years remaining on the lease
- Popular Village
- Onsite car park
- Planning consent for 1st Floor extension



Description

The opportunity is to acquire a detached retail premises with rear car parking, let to a franchisee of Nisa on a 20 year lease from March 2022. The property extends to 2,957 sq ft on a site of 0.2 acres. There is a car park to the rear.

The site has also secured planning consent for a 1st floor office extension, see planning application 23/0467. The lease will allow for the works to be undertaken on the property for an extension.

Location

The subject property is located along Lytham Road in the Village of Freckleton, Here is situated along the main road through the village. It is close to Preston and located along the Fylde coast in Lancashire. It is to the south of Kirkham and east of the seaside resort of Lytham St Annes. Freckleton is near to Warton, with its links to BAE Systems. Warton Aerodrome's is also close by to the subject property

Accommodation

We have been provided with the floor areas and understand the property to provide 2,957 sq ft of accommodation

Tenure

Freehold

Lease Terms

Let to Wiki Soft Tech Limited a franchisee of Nisa on a 20-year lease from 8th March 2022 at a rental of £20,000 per annum with the rent increasing to £22,000 per annum in March 2025 until 2027, whereby the rent will then increase to £24,200. With increases by 10% every 5 years thereafter.

Price

Seeking offers of £350,000 subject to contract.

Planning Use

Use Class E - Retail use

Planning consent has also been granted for a 1st floor office extension, see planning application 23/0467

EPC

A copy of the EPC is available on request.

VAT

VAT may be applicable at the prevailing rate

Business Rates

Rateable Value £20,250

The tenant is responsible for the payment of Business Rates

Viewing

Viewing by way of appointment through the sole agent
Fletcher CRE
John Fletcher
01204 221 030
john.fletcher@fletchercre.co.uk

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