

4 The Crescent, St. Annes-on-Sea, Lytham St. Annes, Lancashire FY8 1SN

Retail and Residential Investment

Lot 1

£10,000 per annum
exclusive



Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
Ground	Retail/Ancillary	67.30 sq m (724 sq ft)	INTUS LETTINGS	5 years from	£10,000 (2)	13/10/2021
Basement	Ancillary	44.80 sq m (482 sq ft)	LIMITED (1)	14/10/2016		
First	Residential	1 Bedroom Flat	VACANT POSSESSION			
Second/Third	Residential	3 Bedroom Maisonette	VACANT POSSESSION			
Total Commercial Area		112.10 sq m (1,206 sq ft)			£10,000 (2)	

(1) Intus Lettings trade from branches in Manchester, Ilkeston and Lytham St Annes (Source: www.intuslettings.com 21/12/2016).
 (2) The current rent is £7,500 p.a.x. rising to £10,000 p.a.x. on 14th October 2017. The seller has agreed to adjust the completion monies so that the unit effectively produces £10,000 p.a.x. from completion of the sale.

Key Details

- Newly refurbished shop in popular and prosperous town
- Nearby occupiers include Santander Bank, Caffè Nero, and Bonmarché
- Shop let to Intus Lettings on a new 5 year lease
- Two Vacant Residential Flats on Upper Floors

Location

Miles: 50 miles north-west of Manchester
14 miles west of Preston
Roads: A583, A584, M55 (Junction 4)
Rail: St Annes-on-Sea Railway Station
Air: Liverpool John Lennon Airport, Manchester Airport

Situation

St Annes is a popular and affluent Lancashire resort town famous for the Royal Lytham & St Annes Golf Club, a regular on the Open Championship rotation. The property is situated on the pedestrianised Crescent in a prominent trading location in the heart of St Annes town centre. The property is close to The Burlington Centre which houses occupiers including Boots the Chemist, New Look and William Hill. Other nearby occupiers include Santander Bank, Caffè Nero, and Bonmarché.

Description

The property comprises ground floor retail accommodation with ancillary accommodation in the basement and residential flats on the upper two levels.

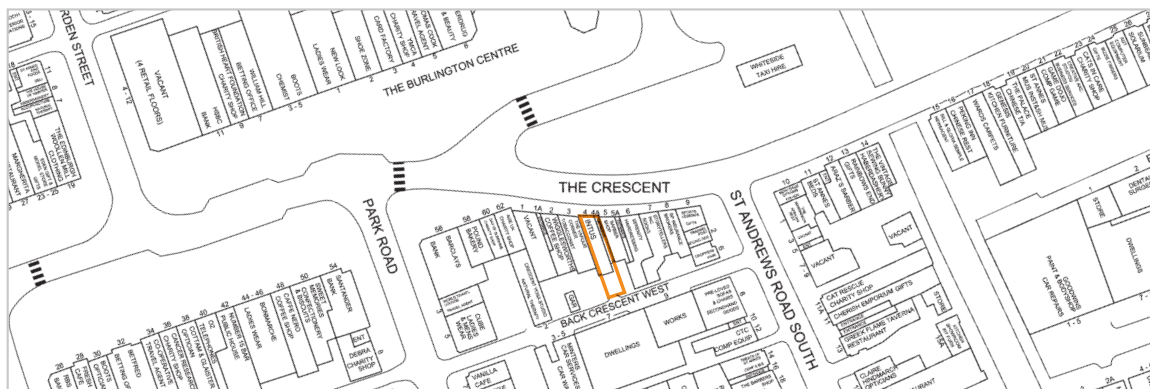
Tenure

Virtual Freehold. Held for a term of 980 years (less 3 days) from 01/09/1888.

VAT

VAT is applicable to this lot.

Six Week Completion



Copyright and confidentiality Experian, 2013. ©Crown copyright and database rights 2013 Ordnance Survey 100017316. For identification purposes only.

Acuitus
Gwen Thomas
+44 (0)20 7034 4857
gwen.thomas@acuitus.co.uk

Acuitus
Georgina Roberts
+44 (0)20 7034 4863
georgina.roberts@acuitus.co.uk

Buyer's Legal Report Service: Dentons
Greg Rigby
+44 (0)20 7329 3968
greg.rigby@dentons.com

Seller's Solicitors: Fladgate LLP
Zevi Prager
+44 (0)20 3036 7316
zprager@fladgate.com