

# 31/33 Clifton Street, Lytham, Lancashire FY8 5ER

Freehold Retail Investment

**Lot 29**

£45,000 per annum  
exclusive



## Tenancy and accommodation


Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review/ (Reversion)
Ground	Retail	239.8 sq m (2,583 sq ft)	SAVERS HEALTH & BEAUTY LTD (1)	10 years from 23/09/2016 (2)	£45,000	23/09/2021 (23/09/2026) (2)
First Second	Residential	Not Measured	INCEPTUM2 LTD	999 years from 01/05/1896	Peppercorn	
<b>Total Commercial Floor Area</b>		<b>239.8 sq m (2,583 sq ft)</b>			<b>£45,000</b>	

(1) For the 53 weeks ending 31st December 2016, Savers Health & Beauty Ltd reported a turnover of £416,708,000, a pre-tax profit of £36,319,000 and a net worth of (negative) -£46,070,000. (Experian 10/11/2017).

(2) The lease provides for a tenant option to determine the lease on 23/09/2021.

### Key Details

- Retail let to Savers Health & Beauty Ltd until 2026 (subject to option)
- Prominent town centre location
- Nearby occupiers include Santander, NatWest, Greggs, Tesco and Oxfam

On behalf of 

### Location

Miles: 7.5 miles south of Blackpool  
50 miles north-west of Manchester  
Roads: A584, A583, B5261  
Rail: Lytham Railway Station  
Air: Blackpool Airport

### Situation

Lytham 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 north side of Clifton Street, the principal retailing street in Lytham. Nearby occupiers include Santander, Greggs, Tesco and Oxfam.

### Description

The property comprises a ground floor retail unit and self-contained upper parts comprising residential on the first and second floors which is let on a long lease.

### Tenure

Freehold.

### VAT

VAT is applicable to this lot.



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