

# FOR SALE / MAY LET

FORMER J.R. TAYLOR BUILDING  
4-12 GARDEN STREET  
ST ANNES  
LANCASHIRE  
FY8 2AA

- FRONTS ONTO ST ANNES HIGH STREET (ST ANNES ROAD WEST) WITH RETURN FRONTAGE ONTO GARDEN STREET
- FORMER DEPARTMENT STORE PREMISES
- ACCOMMODATION SPREAD OVER 5 NO. FLOORS
- HIGHLY VISIBLE LOCATION WITHIN THE PRIMARY RETAIL AREA OF ST ANNES (LYTHAM ST ANNES)
- TWO SEPARATE LIFTS
- TOTAL NIA 1,740 SQ M (18,730 SQ FT) APPROX.

**ASKING PRICE: OFFERS OVER £1,000,000**

**RENTAL: ON APPLICATION**



**Duxburys**  
Commercial

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# ST ANNES TOWN CENTRE, LANCASHIRE

## LOCATION

The building occupies a highly visible location within the primary retail area of St Annes (Lytham St Annes), Lancashire. St Annes is a conurbation in the Fylde District of Lancashire directly to the south of Blackpool and north of Lytham. Lytham St Annes as an area comprises affluent residential areas with the retail area a mix of national, regional and local operators.

It is located fronting onto St Annes Road West with an extensive return frontage along Garden Street. The property has loading to the rear access road.

## DESCRIPTION

The building comprises:

- 5 no. floors to include retail space to the basement, ground, first and second floors.
- Third floor provides office and ancillary space
- End of terrace property.
- Passenger Lift 1: connects the Basement, Ground, First and Second floors
- Passenger Lift 2: connects the Ground, First and Second floors only.
- Rear loading door to the ground floor.
- Additional rear pedestrian access door with stairs connecting the Ground, First, Second and Third floors.
- The property previously operated as the J.R. Taylor Department Store
- Canopy to the front and return frontage measures approximately:  
Front: 3.5m depth x 17m width (approx.)  
Return Frontage: 2.5m depth x 33m width (approx.)
- Planning permission may have been granted previously to extend the ground floor retail space to include the external canopy areas. (However, interested parties are to make their own enquires into this matter).

## ACCOMMODATION

Description	Area (Sq m)
Ground Floor	456
First Floor	394
Second Floor	380
Third Floor (Ancillary Areas)	110
Basement	400
<b>TOTAL FLOOR AREA</b>	<b>1740 sq m (18,730 sq ft)</b>
Above measurements are approximate only.	

## POTENTIAL USES

The building offers a wealth of potential, subject to planning permission:

- Full retail or commercial use of the building.
- Use of the Ground Floor and/or Basement floor as continued retail use or alternative use.
- Use of the first, second and third floors as office space, residential apartments, serviced apartments, hotel etc
- Extension of the ground floor commercial space to cover the external canopy areas.

All interest and enquiries are invited.

## ADDITIONAL PHOTOS / IMAGES

Additional images/photos can be found to the rear of the marketing details.



# ST ANNES TOWN CENTRE, LANCASHIRE

## VIEWINGS / ENQUIRIES

Telephone: 01253 316919 / 01772 280 500 - Option 1 or  
Email: [adam@duxburyscommercial.co.uk](mailto:adam@duxburyscommercial.co.uk)

## PLANS

Plans have been requested and may be available on request.

## EPC RATING

TBC

## VAT

Disclaimer: the prices quoted are exclusive of VAT but may be subject to VAT at the prevailing rate.

## BUSINESS RATES

Rateable Value: £101,000 pa, taken from the VOA website and correct to the best of our knowledge. This is not the amount you pay but is used to calculate the Rates Payable.

## LEASE / LEGAL FEES

If the Vendor decides to lease the premises, a new FRI or effective FRI lease will be available, with terms to be negotiated. The incoming tenant may be responsible for the landlord's legal fees incurred in the transaction. Quote to be provided.

## Disclaimer/ Planning Disclaimer

The sales particulars have been produced with information provided by the owner/occupier or landlord and are made in good faith without any responsibility whatsoever on the part of Duxburys Commercial. It is for the purchaser or as the case may be the lessee to satisfy themselves by inspection or otherwise, as to the accuracy or fullness of the information. They must not in entering into any contract or incurring costs or otherwise rely upon these particulars as statements or representations of facts. It is the responsibility of the tenant(s) / buyer(s) to make all relevant planning enquiries into planning permission. All planning enquiries to be made directly to the relevant authorities / planning department. No warranties are given by the agent in relation to planning



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 Note: Duxburys Commercial 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 in making his own enquiries in this regard.



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