TO LET

RESTAURANT PREMISES- DUE TO RELOCATION

RESTAURANT PREMISES
29 WOOD STREET
ST ANNES
LANCASHIRE
FY8 1QG

- EXCELLENT OPPORTUNITY
- GROUND FLOOR RESTAURANT PREMISES
- PROMINENT CORNER LOCATION DIRECTLY ADJACENT TO ST ANNES TOWN CENTRE
- ALSO A REDEVELOPMENT OPTION STC WITH FURTHER INFORMATION AVAILABLE ON REQUEST

RENT: £35,000 PER ANNUM EXCLUSIVE

Duxburys Commercial

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WOOD STREET, ST ANNES ON SEA

LOCATION

The restaurant is located in the densely populated area of St Annes on Sea which is close to Lytham and Blackpool. St Annes sits on the Fylde Coast which has a resident population of approximately 340,000 people within a 30 minute drivetime of the premises.

The unit is in an excellent position located on Wood Street and the corner of Orchard Road which is adjacent to the town centre itself. Other restaurant operators in the locality include Tiggis, and Wetherspoons. Nearby retailers include M & S Simply Food.

DESCRIPTION

The restaurant, bar and kitchen occupies the ground floor and the WC facilities are located on the lower ground floor. The restaurant benefits from a conservatory style extension which benefits from natural light. There is also a good sized area for alfresco dining on a patio/ terrace area. There is a shared car park area which is accessed from Orchard Road.

Restaurant	94.25 SQ M
Kitchen	16.12 SQ M
Rear Ancillary	14.41 SQ M
Basement Storage **WC** **WC**	25.00 SQ M
External seating	Approx 50.00 SQ M
External Car Park	Shared Car Park

EPC

EPC rating: to be confirmed.

VAT

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

BUSINESS RATES

Rateable Value: £16,250

LEASE DETAILS:

A full repairing & insuring lease is available with terms to be agreed by negotiation.

VIEWING ARRANGEMENTS

Strictly via prior appointment through Duxburys Commercial on 01253 316919.

Disclaimer

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REDEVELOPMENT OPTION

- The subject property comprises a complete proposed redevelopment of a prominent corner site located directly adjacent to St Annes Town Centre.
- The proposed development will provide a new build single storey Restaurant with an open plan design with operational areas circa 245.00 square metres, rear ancillary areas of 53.00 square metres, basement staff facilities, ground and first floor customer toilet.
- The proposed development will also include a screened external seating area.

Operational Areas: approx. 245.00 square metres

- Ground floor and basement storage/staff facilities.
- Ancillary/Kitchen area – 53.00 square metres
- Customer Toilets located at ground and first floor level.
- External seating area.

Application Number: 17/0317

Description: Demolition of single storey Conservatory, erection of ground floor extension to side and rear, two storey rear extension, external glazed partition and reinstatement of ground floor Victorian bay window to front elevation.

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