

TO LET/FOR SALE

11-13 POULTON STREET
KIRKHAM
PR4 2AA

- SUBSTANTIAL RETAIL PREMISES
- OPEN PLAN GROUND FLOOR RETAIL AREA
- FIRST FLOOR OFFICES
- REAR CAR PARK
- SUIT VARIETY OF USES STPP

RENT: GF RETAIL AREA- £18,500 PA + VAT

FF OFFICES: £4,750 PA + VAT

FREEHOLD PRICE: £395,000



Duxburys
Commercial

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POULTON STREET KIRKHAM

DESCRIPTION

A substantial retail premises located on the high street in Kirkham which is a market town equal in distance between Blackpool & Preston. The open plan ground floor retail area provides approximately 173sqm (1,860 sqft). New FR&I lease available, rent £18,500 per annum plus VAT. Suit a variety of uses subject to consent. Optional 1st floor office suite of 4 offices approximately 785 sq ft also available. May consider freehold sale at £390,000 this would include the first floor area approximately 105sqm and rear car park.

LOCATION

On the main high street known as Poulton Street on the Southerly frontage at the bottom of the hill close to the market square and the junction with Preston Street and Freckleton Street.

ACCOMMODATION

GROUND FLOOR

Front sales area 8.09m x 5.4m (43 sqm); rear sales area 7.75m x 16.7m (130 sqm);

FIRST FLOOR FRONT

Office suite approx 785 sq ft - 4 offices and wc 785 sq ft (73 sqm);

EXTERIOR

Car park to rear for approximately 20 cars.

SERVICES

Electric and water services connected, 6 person 500kg lift.

RATES

RV: £15,500 (taken from the VOA website)

TENURE

Leasehold Retail Premises: New lease on a Full Repairing & Insuring Term for a number of years to be agreed, commencing rent £18,500 per annum plus VAT. 3 year review.

Leasehold Office Suite: New lease, rent £4,750 per annum + VAT.

VAT

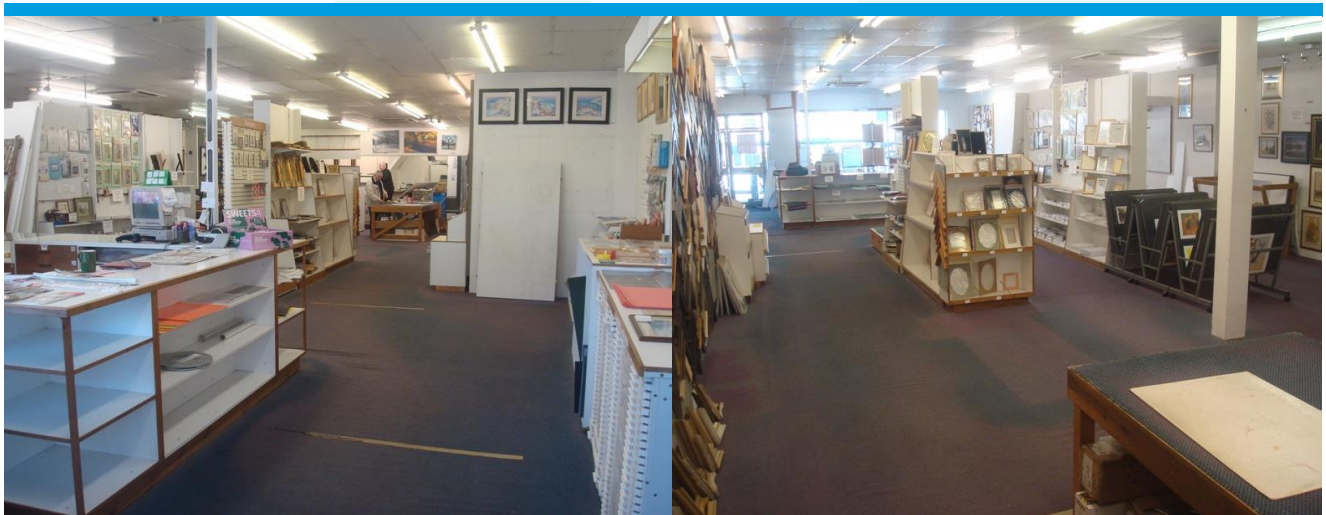
The rents and prices quoted are subject to VAT at the prevailing rate.

VIEWING ARRANGEMENTS

Strictly via prior appointment through Duxburys Commercial on 01253 316919.

Disclaimer

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