



Retail in FY8

St. Albans Road, Lytham St. Annes,
Lancashire, FY8 1UZ

£210,000 Starting Bid

Tenure

Leasehold

On Street parking

Property features

- ✓ Investment Property Comprising Shop & 3 Bedroom Apartment
- ✓ Lytham St Annes
- ✓ In Good Order Throughout
- ✓ Busy All Year-Round Trading
- ✓ Retail Unit Currently Let

Description

****Being sold via Secure Sale online bidding. Terms & Conditions apply****

We are pleased to offer this Investment Property for Sale, which consists of a let Retail Unit and a 3-bed Apartment above currently vacant.

The property is situated on St Albans Road, a busy trading location and the retail unit is currently let to Transformations, a pet groomers, and the first-floor 3 bedroom apartment is currently vacant but ready to let.

Viewing recommended.

Please note we have not inspected the property.

Price: Starting Bid £210,000

Property Type: Retail

Business Type: Residential Investments

Parking: On Street

Location

The property is situated on St Albans Road, a busy trading location.

Accommodation

Ground Floor (Approx 671sq ft)

Open Plan shop/retail.

Kitchen Area/Storeroom

Separate Entrance to First Floor Apartment:

First Floor

Fitted Kitchen with exit leading down to the shared rear yard.

Lounge with feature fireplace.

1 x Double Bedroom

Bathroom comprising 3-piece suite

Separate WC

Stairs leading to:

Second Floor

2 x Double Bedrooms

EXTERIOR: Paved Forecourt and shared yard area to the rear with storage unit.

Tenure

Long leasehold - title number LA673734

Rateable Value

Current rateable value (1 April 2023 to present)

£7,500

Sourced from VOA.

EPC

Available on request - rating D

Additional Information

For further information please contact our office directly on 0191 737 1154, or alternatively via email on commercial@pattinson.co.uk. With regards to viewing subject property, this is to be done strictly by appointment.



St. Albans Road, Lytham St. Annes, Lancashire, FY8 1UZ

Contact your local branch today for more information on this property:

**27-28 Tuesday Market Place, King's Lynn, Norfolk, PE30 1JJ,
TBC<http://www.norfolkpropertyauctions.com>**

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