

# TO LET

## 40 Poulton Street, Kirkham

Ground floor shop with first floor two bedroom self contained flat. Full disabled shop access.



### LOCATION

The retail unit is situated on the main retail thoroughfare, Poulton Street close to occupiers such as HSBC, NatWest, Abbey, Lloyds TSB etc.

### DESCRIPTION

A two storey mid terrace property. To the ground floor is a well proportioned shop benefiting from a recently constructed disabled access. To the first floor is a two bedroom self contained flat.

### LEASE DETAILS

The premises are available on the basis of an existing lease from 17<sup>th</sup> June 2005 for a term of 15 years at a passing rent of £10,000 per annum.

**TENURE** – Leasehold

### RATES

Rateable Value - £4,250

For further information and to arrange to view please contact **noble**ts.com 10 Cedar Square Blackpool Lancashire FY1 1BP.

Telephone: 01253 295599

We are open weekdays 8:30am until 5:00pm.

### ACCOMMODATION

Ground Floor:

Shop approx. 300sqft

Store approx. 96sqft

Kitchen approx. 47sqft

First Floor:

Self contained flat with Lounge, Kitchen, Two Bedrooms, Bathroom and WC.

Externally is a lean to store and WC.

### PLANNING

Use classes order A1.

### LEGAL FEES

Each party to be responsible for their own legal costs incurred in the transaction.

### VIEWING

Strictly by appointment with the sole selling agents: Noblets.com

**TO LET**  
**£10,000 per annum**

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