

**TO LET**

'Fairmont House' - Offices to the Rear of  
St Peter's R.C. Church  
Station Road/South Clifton Street  
Lytham  
Lancs FY8 5HG



- To let by way of a new lease. No ingoing
- Private car park
- Gas fired central heating & PVCu double glazing throughout
- Prominent town centre offices
- Approximately 165 sq.m net internal floor area

**Rental: £17,500 per annum exclusive**



**RICS**

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## DESCRIPTION

The property is situated to a prominent town centre location at the junction of South Clifton Street and Station Road and is within walking distance of Lytham town centre.

The accommodation offers flexible, open plan design extending to approximately 165 sq.m or thereabouts.

## ACCOMMODATION

The accommodation briefly comprises:-

### To The Ground Floor

Spacious entrance reception/lobby 3.95m x 2.5m with two PVCu double glazed windows and a double radiator

Open plan office accommodation 22.75m x 6.33m maximum dimensions incorporating double radiators and PVCu double glazed windows, and the wc accommodation

Within the main, open plan office two private offices have been created with suspended tiled ceilings -

Office one 6.0m x 4.37m

Office two - 4.4m x 2.77m

Kitchen 3.6m x 3.0m incorporating a range of units, double drainer stainless steel sink unit, three PVCu double glazed windows and an extractor fan

Ladies wc

Gents wc

## EXTERNAL

The property fronts directly to the pavement to South Clifton Street. An enlarged vehicular opening off South Clifton Street provides access to a minimum of four parking spaces and additional visitor/delivery area.

The Parish will require access, upon reasonable notice, in order to maintain the fabric of their buildings over the tenant's car park - including the requirement for adequate working and storage space.

A parking space will need to be made available for the Parish Priest.

## FLOOR AREA

Total net internal floor area of the main building including the kitchen but excluding the toilets is approx 165 sq.m.

## FEES & LEASE TERMS

The incoming tenant will be responsible for payment of the landlord's reasonable legal costs associated with the new lease.

The premises are offered to let by way of a new lease, with no ingoing. The term of the lease is subject to negotiation and three yearly rent review patterns.

The lease will be subject to full repairing and insuring terms and offered on an Excluded basis from the Landlord and Tenant Act.

## SERVICES

Mains gas, electricity, drains and water are connected including a Vaillant boiler to provide gas fired central heating throughout.

## RATEABLE VALUE

The current rates payable (2018/19) for this premises are £7,200 on a Rateable Value of £15,000.

The incoming tenant should confirm all details with the Local Authority in writing prior to proceeding.

## EPC

To be provided.

## AVAILABLE DATE

The premises will be available from April 2019.

## FURTHER INFORMATION

All viewings and negotiations should be conducted strictly through the Sole Letting Agent:

**Contact: Michael Cuddy**

Telephone: 01253 751 616

Fax: 01253 753 303

Email: [agency@michaelcuddy.co.uk](mailto:agency@michaelcuddy.co.uk)

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