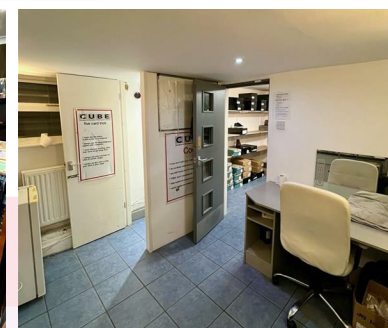




**PARK ROAD, LYTHAM ST. ANNES
FY8 1QX**

£199,000

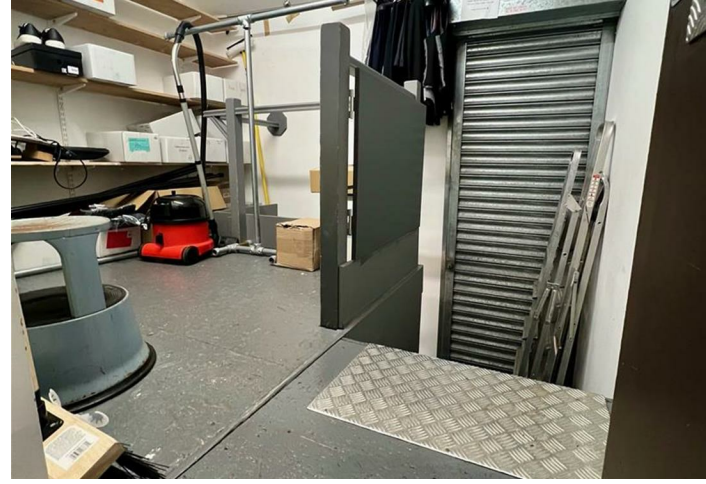
- GREAT INVESTMENT OPPORTUNITY TO PURCHASE WELL ESTABLISHED RETAIL UNIT IN THE HEART OF ST ANNES
- CAR PARKING, REAR YARD AND STORAGE
- FULLY REFURBISHED UNIT - EXTERIOR FULLY REFURBISHED IN 2022
- PRIVATELY OWNED FORECOURT



We take every care to ensure that details shown are correct, however, complete accuracy cannot be guaranteed and is expressly excluded from any contract. The information contained herein is for general guidance only. Unless otherwise stated, the condition of the heating system, electrical appliances and any fittings in the sale are not known and have not been tested by County and Commercial properties Ltd. We therefore cannot offer any guarantees in respect to them.



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ARE YOU READY TO CHANGE YOUR FINANCIAL FUTURE?

Are you stuck paying rent when you could buy?

Own your own business premises and build up equity for your future

If you are looking for a 9% return on your investment in a solid fully refurbished commercial property take this one off opportunity to purchase a set of highly refurbished retail units in a prime, proven location.

The unit would suit a variety of uses with private car parking and forecourt.

LARGE RETAIL UNIT FOR SALE - 5a PARK ROAD KNOWN AS CUBE -

A Large Retail unit of 1000 sqft, set in the heart of vibrant St Annes Town Centre offering a modern and spacious retail space with strong footfall.

The property boasts the following facilities:

A privately owned forecourt

Air Conditioning and LED Lighting (with NIC Certificates)

Fully fire alarmed and security shutters fitted.

Massive storage area in cellars and delivery entrance, Stock Rooms and Offices

A private designated car parking space and rear yard

OTHER INFORMATION:

Business Rates - on Small Business Rates Relief - zero fees

WHY IS THIS A SOLID INVESTMENT?

5a Park Road at £199,000

Purchase price £199,000

Rental over 20 years at 16k per annum is £320k

Future sale price of property in 20 years assumed at £299k based on 2% inflation

Total return on investment £519,000 gross

These projections are based on current model which has been proven over the last 23 years.

- Great Investment Opportunity in the heart of St Annes

- A Fully refurbished retail unit

- Full Exterior refurbished in 2022 completed

- Complete with car parking, rear yard and storage.

- Fully air conditioned, fire alarmed & security shutters

- Forecourt Fully owned with property.

- Well established retail unit with the same owners for 23 yrs.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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