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**TO  
LET**



## GROUND FLOOR RETAIL UNIT

60.7 m<sup>2</sup> ( 654 ft<sup>2</sup> )

**37 Poulton Street  
Kirkham  
Preston  
PR4 2AA**

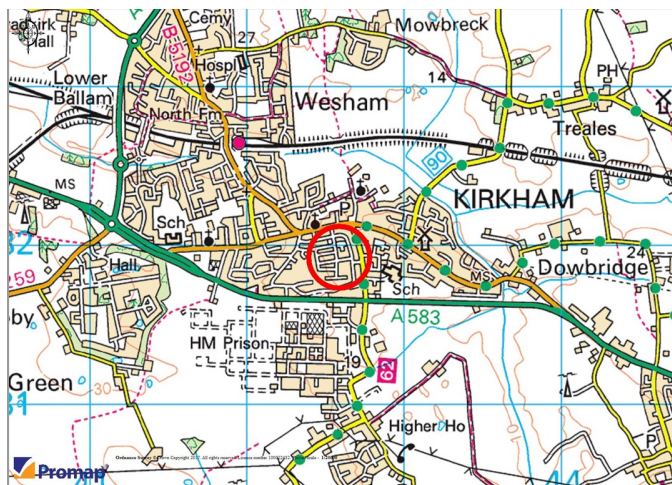
- Prime trading position with the town
- Would suit a variety of uses
- Open plan sales accommodation
- Covered pedestrian walkway to the frontage

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## Location

The premises are situated fronting Poulton Street in the heart of Kirkham's main retailing area, close to its' junction with Kirkgate. The unit forms part of The Kirkgate Centre with Poulton Street being the main retailing thoroughfare in the town.

Nearby occupiers include The Original Factory Shop, Betfred, Poundstretcher and a range of other independent retailers and service providers.

Kirkham is a town situated within the Borough of Fylde and is located midway between Blackpool and Preston, approximately 11 miles to the west of Preston City centre.

## Description

The premises comprise a ground floor lock-up retail unit benefiting from extensive display window to the Poulton Street frontage.

Internally, the premises provide open plan sales accommodation together with ancillary office/store and WC facility to the rear.

## Accommodation

The premises extend to an approximate net internal area (NIA) of 60.7 m<sup>2</sup> (654 ft<sup>2</sup>).

## Services

We believe that mains connections to electricity, water and drainage are available to the unit.

## Rating Assessment

The premises are yet to be separately assessed for rating purposes.

Interested parties are, however, advised to make their own enquiries with Fylde Borough Council (tel. 01253 658658).

## Planning

We understand that the premises benefit from a general use classification within Class A2 (financial and professional services) of the Use Classes Order 1987 (As Amended).

Interested parties should, however, make their own enquiries of the local planning department at Fylde Borough Council (tel. 01253 658658).

## Service Charge

There is a service charge contribution payable towards the costs of maintenance and repair of the external fabric of the building and common areas and understand that this is approximately £1,000 for the current year.

## Tenure

The premises are available by way of a new effective full repairing and insuring lease, for a term of years to be agreed.

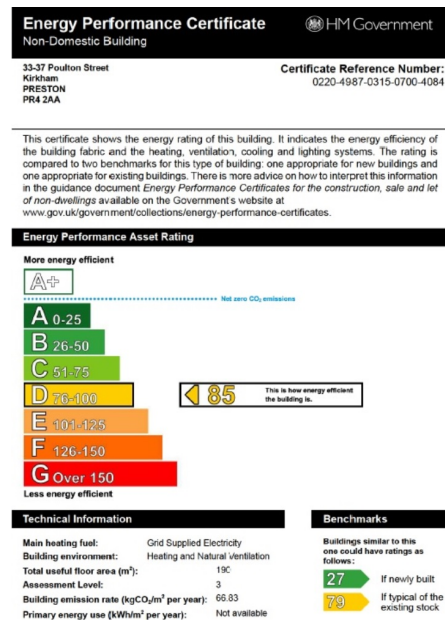
## Asking Rental

Rental offers in the region of £13,000 per annum.

## Photographs and Plans

All photographs and indicative plans incorporated in these particulars are provided for identification purposes only and should not be relied upon.

## Energy Performance Certificate



## VAT

The rental figure quoted is exclusive of, but will be liable to, VAT at the standard rate.

## Legal Costs

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

## Enquiries

Strictly by appointment with the sole letting agents:

**Eckersley**

Telephone: 01772 883388

Contact: Mary Hickman

Email: [mh@eckersleyproperty.co.uk](mailto:mh@eckersleyproperty.co.uk)