

## St Annes - Wood St, Lytham Saint Annes FY8 1QG



### LOCATION

The subject property is located on the corner of Wood Street and Clifton Rd South. The unit is also located within close proximity to St Annes Road West with nearby retailers including B&M, Boots, WHSmith and Tesco Express. We understand the population for St Annes is approximately 18,819.

### DESCRIPTION

The property extends to the following approximate dimensions. Interested parties are advised to undertake their own calculation.

Ground Floor	2,709 sq ft	251.67	sq m
First Floor	700 sq ft	65.03	sq m
Second Floor	452 sq ft	41.99	sq m
Basement	484 sq ft	44.96	sq m

### TERMS

Offers invited for the freehold title.

### EPC

Available upon request.

### RATES

Information obtained from the VOA website indicates that the rates for the property are as below. Interested parties are advised to make their own enquiries with the Local Authority for verification.

Rateable Value -	£19,000
Rates Payable 2023/24 (51.2p) -	£9,728

### VIEWINGS

Strictly by appointment only via Burns Property Consultants

### CONTACT

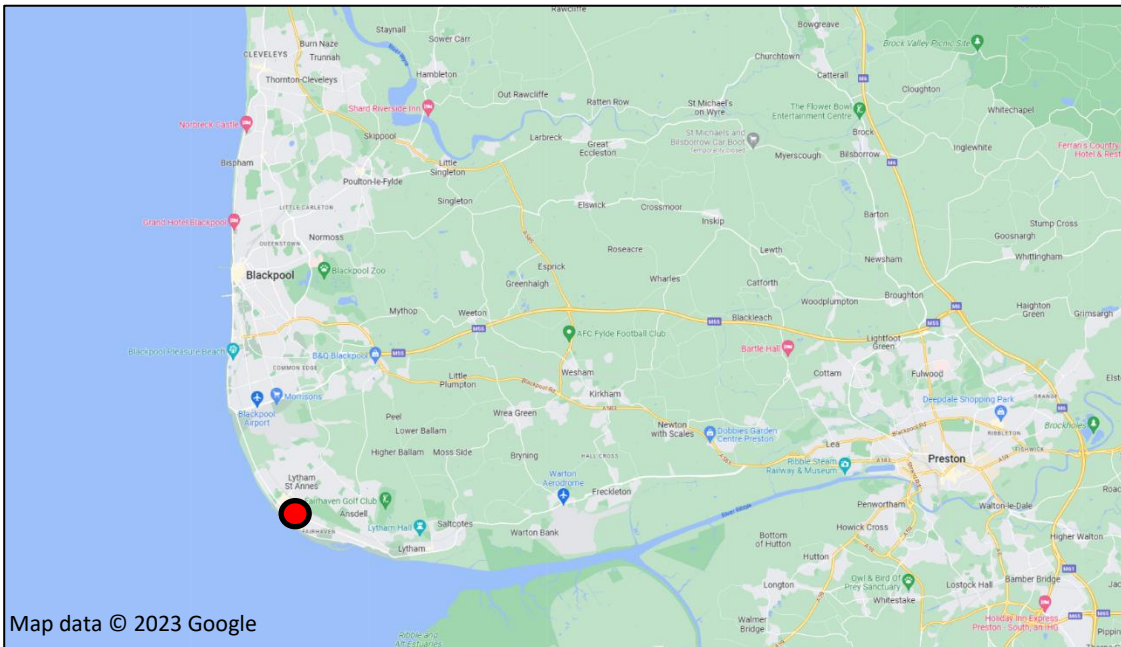
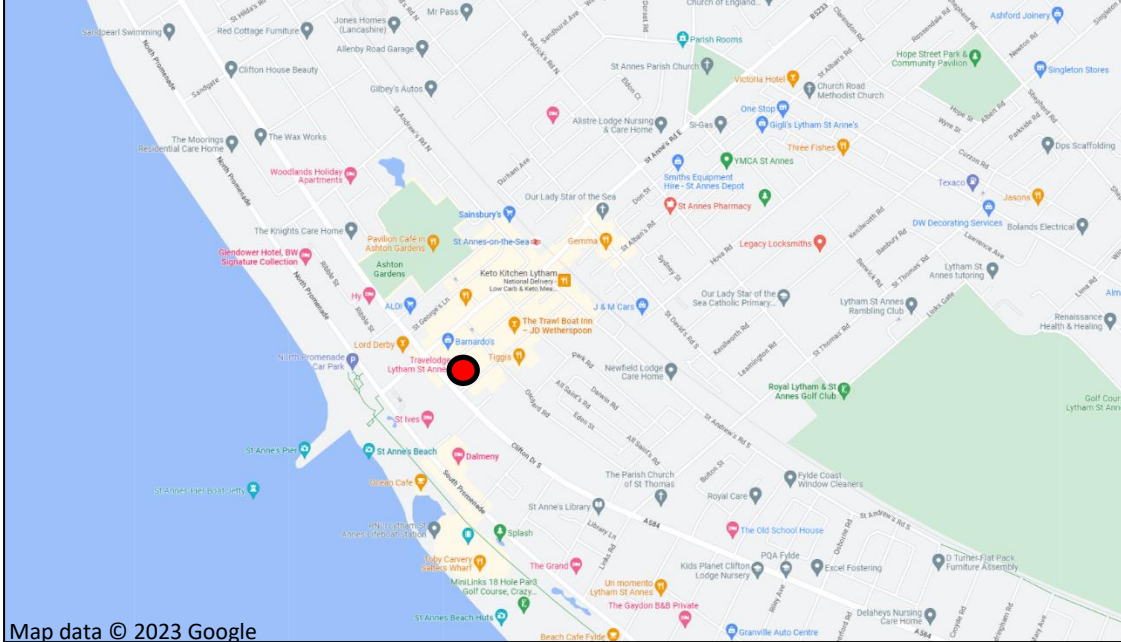
Martin Musgrave  
[martin@burnsproperty.co.uk](mailto:martin@burnsproperty.co.uk)  
M: 07971 356 782

Ian Burns  
[ian@burnsproperty.co.uk](mailto:ian@burnsproperty.co.uk)  
T: 07769 678 306

Subject to Contract 18.04.23

# 01704 834 836

36A CHAPEL LANE  
FORMBY  
LIVERPOOL L37 4DU



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