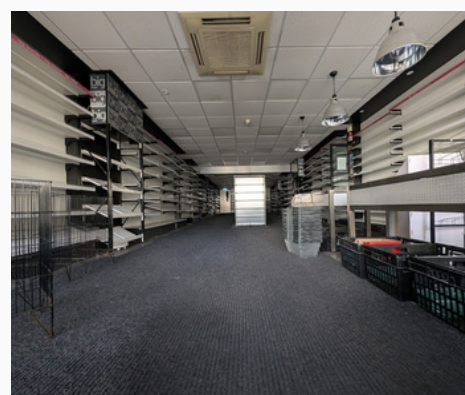


Premium Listing

Available Immediately

£37,000 p.a.

IR Commercial Leasehold*



58 Clifton Street, Lytham, Lancashire, FY8 5EW

One of the finest retail units in Lytham town centre is currently available to let, this property presents a rare opportunity for retailers to secure a spot in one of the Fylde Coast's most sought-after shopping destinations.

The unit offers a bright, versatile space with strong year-round footfall and excellent fascia visibility, making it well-suited to a wide range of retail or service-based uses. Set on the main stretch of Lytham High Street, adjacent to Tesco Express and Boots and is surrounded by the types of boutique shops and cafe's that Lytham is famous for.

Overview

- ✓ 1,600 sq ft Retail Space
- ✓ Low availability - rare lease
- ✓ Double Fronted Glass Display
- ✓ 1 x Staff Parking Space
- ✓ High Footfall Shopping Area
- ✓ Lytham High Street

Rent this space

☎ 07944 884184

✉ shaun@viproperties.co.uk

Location

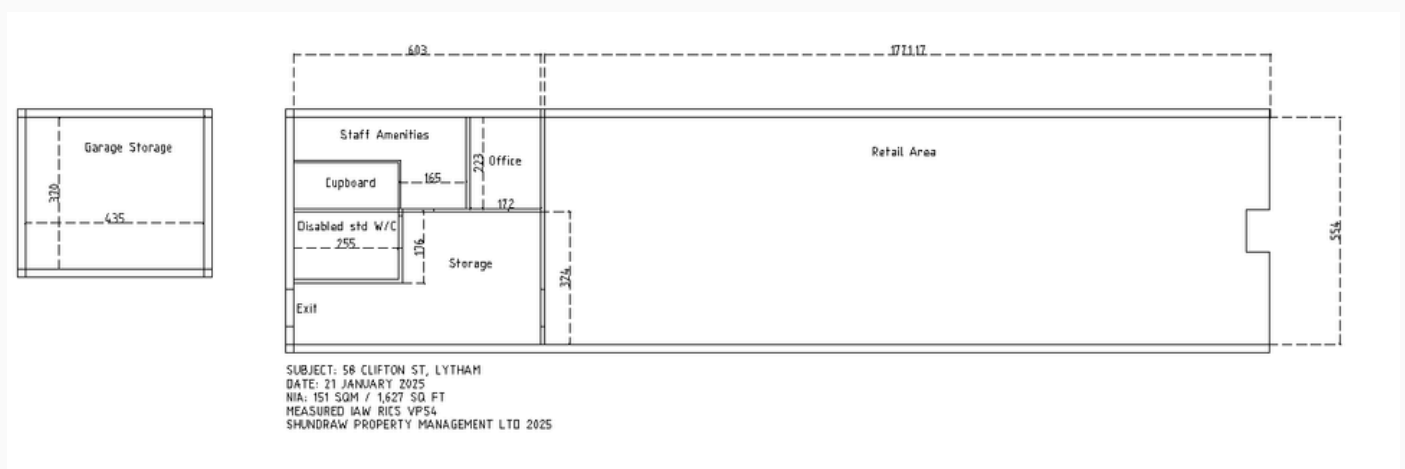
Lytham is a well-established retail destination on the Fylde Coast, known for its strong local economy, affluent customer base, and mix of independent and national retailers. The town benefits from steady, year-round footfall, supported by a loyal local population and a regular influx of visitors.

Events such as Lytham Festival and the 1940s Weekend attract thousands of people annually, boosting trade for businesses. The town's high street is pedestrian-friendly, with good parking and strong public transport links, including rail connections to Blackpool, Preston, and Manchester. Major local employers, including BAE Systems at Warton and several financial services firms, contribute to a stable economy.

With a supportive business community and year-round trade, Lytham provides a solid opportunity for retailers looking to establish or expand their retail business.

Accommodation

The property comprises an open-plan retail area measuring approximately 18m x 5.5m, accessed via a single entrance door set within a full-height glazed frontage, offering excellent street-level visibility on one of Lytham's busiest footfall routes. To the rear, a single internal door leads to a store room, W/C, and a back door providing access to additional storage space, a service road and shared car park. The property falls under Class E use and, subject to planning permission, the space may also be suitable for alternative uses.



TERMS: The property is available for a new multi-year lease on an Internal Repairing & Insuring basis. The tenant will be responsible for all internal repairs and decorations. The landlord retains responsibility for the structure and external parts of the building. The landlord reserves the right to recover 50% of the cost of external repairs and maintenance (including roof and structural elements) from the tenant.

BUSINESS RATES: Current rateable value (1 April 2023 to present): £35,000 before applying UBR & SBRR* **

**please contact Fylde Borough Council for current, exact figures.

SERVICE CHARGE: There is no formal service charge, but external cost recovery will be applied as above. Please seek confirmation within the heads of terms.

VAT: The property is not elected for VAT.

PROFESSIONAL SERVICES: Each party will be responsible for covering its own professional & legal fees incurred in the transaction. Prospective tenants are responsible for planning enquiries.

Energy Performance Certificate: The EPC is Currently Rated C.

A copy of the certificate is available here: <https://find-energy-certificate.service.gov.uk/energy-certificate/0109-6019-1705-7509-7046>

Viewings: Viewings are strictly by appointment only. Please contact our office to arrange a suitable time.

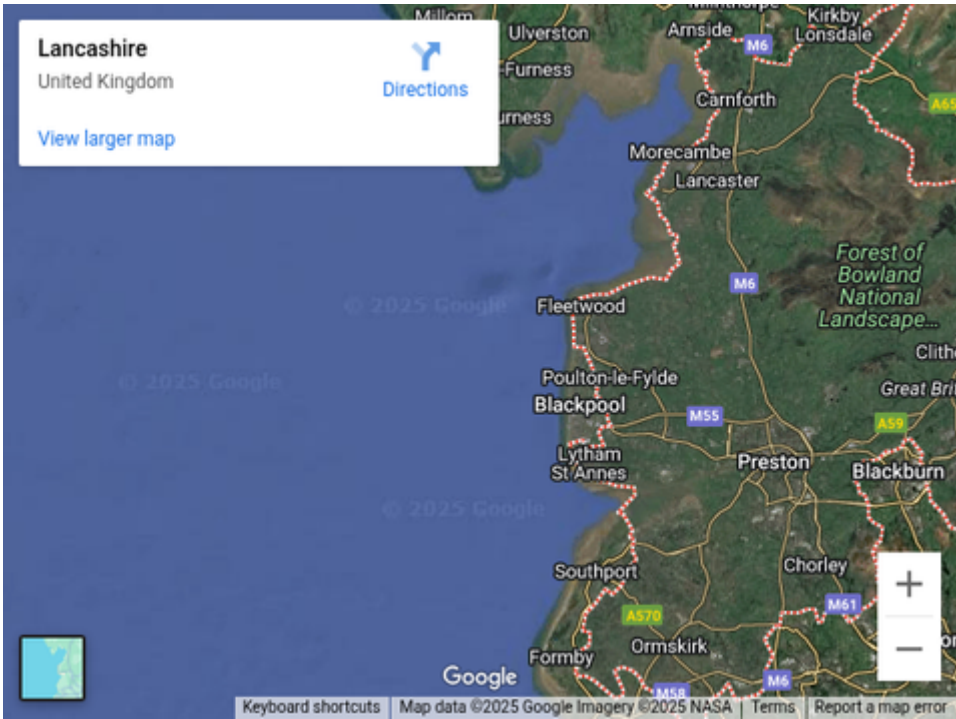
*All information contained in this advertisement is for information purposes only. While every effort has been made to ensure the accuracy of the details provided, neither the agent, landlord, nor any existing tenant shall be held liable for any errors, omissions, or changes in circumstances that may affect the property's condition, availability, or terms of the lease. Prospective tenants are advised to independently verify any information that is material to their decision-making process before entering into any agreements. The advertisement does not constitute an offer or contract and all negotiations remain subject to formal agreements.

Rent this space

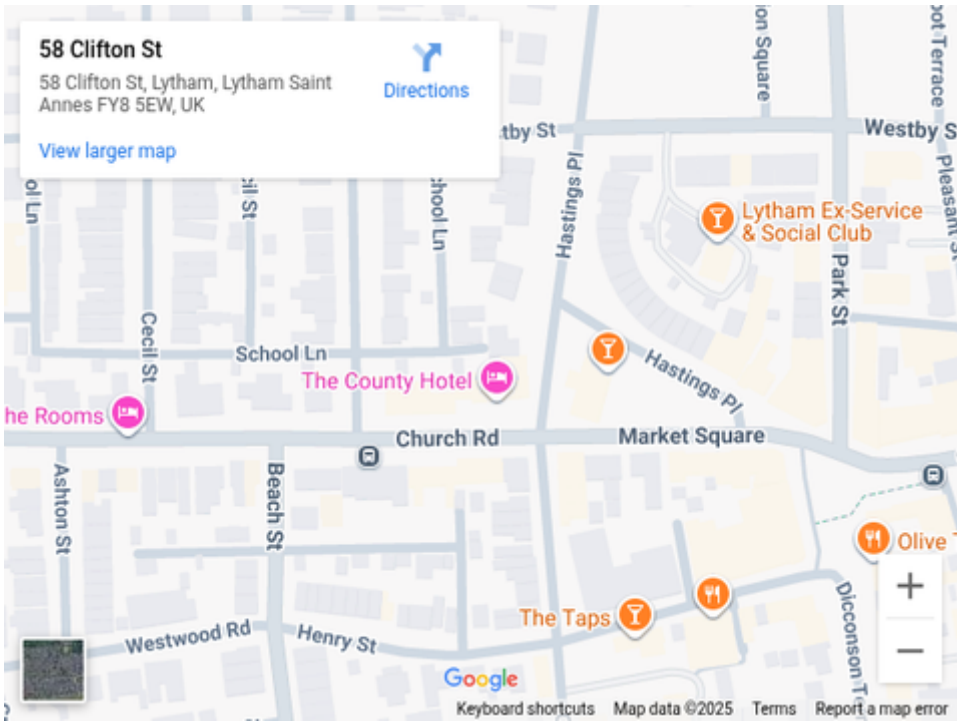
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Regional Map



Local Map



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