

New Listing

Available September 2025*

£34,000p.a.

IR Commercial Leasehold*



5A Park Street, Lytham, Lancashire, FY8 5LU

Situated in the heart of Lytham's busy town centre, this property offers a rare opportunity for retailers to secure a premium space in one of the Fylde Coast's most desirable retail locations. This bright, adaptable retail space is ideal for a variety of businesses seeking excellent visibility and high footfall all year round.

Previously operated as a high-end gentlemen's clothing store for over 40 years, this unit is available to let, due to retirement, from 01 September 2025.

Overview

- ✓ 950 sq ft Retail Space
- ✓ Full glass frontage
- ✓ Double Fronted Glass Display
- ✓ 1 x Staff Parking Spaces
- ✓ High Footfall Shopping Area
- ✓ Opposite Lytham Square

Rent this space

☎ 07944 884184

✉ shaun@viproperties.co.uk



WhatsApp



Location

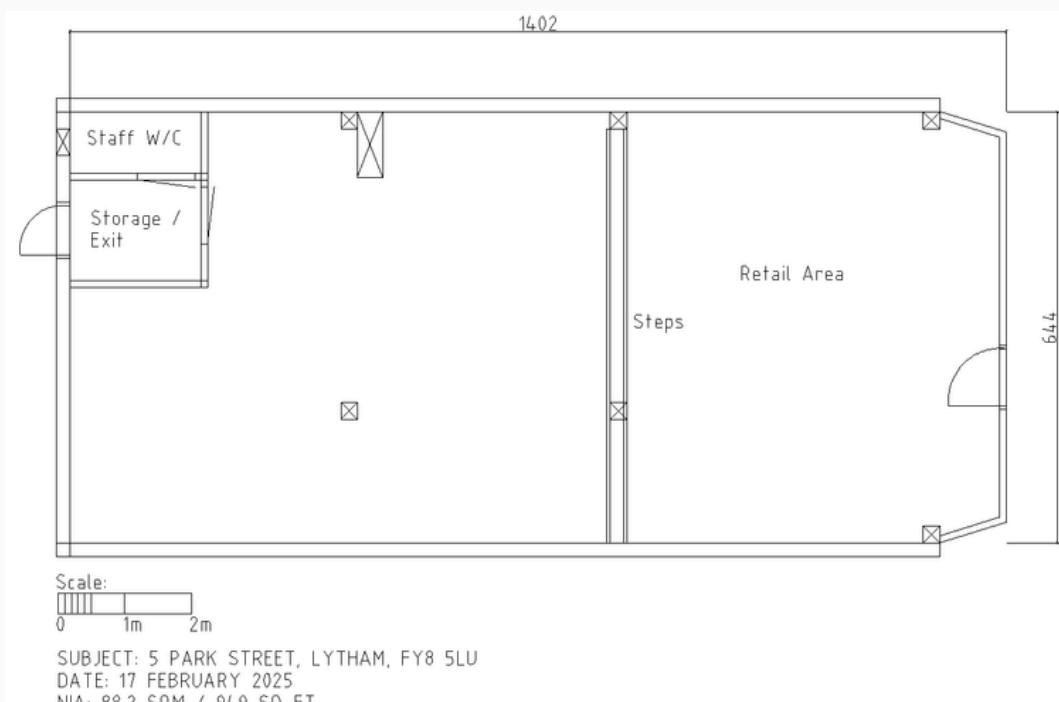
Lytham is a well-established retail destination on the Fylde Coast, known for its strong local economy, affluent customer base, and mix of independent and national retailers. The town benefits from steady footfall, supported by a loyal local population and a regular influx of visitors.

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 large (14m x 6.5m), open-plan retail area is accessed through single front door framed with large, double bay windows providing excellent visibility from the pavement. A single door currently leads to the store room, W/C and back door leading to the service road and shared car park. We understand the property has Class E use and is currently used as a shop but, with planning permission, would be suitable for other uses.



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TERMS: The property is available for a new multi-year lease on an internal repairing basis at £34,000 pa

BUSINESS RATES: Current rateable value (1 April 2023 to present): £23,500 before applying UBR & SBRR* **

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

SERVICE CHARGE: The landlord is responsible for all external repairs and the insurance of the property, for which the tenant pays a contribution of £70 per month which is reconciled every six months.

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/6779-8841-8734-2296-7317>

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.

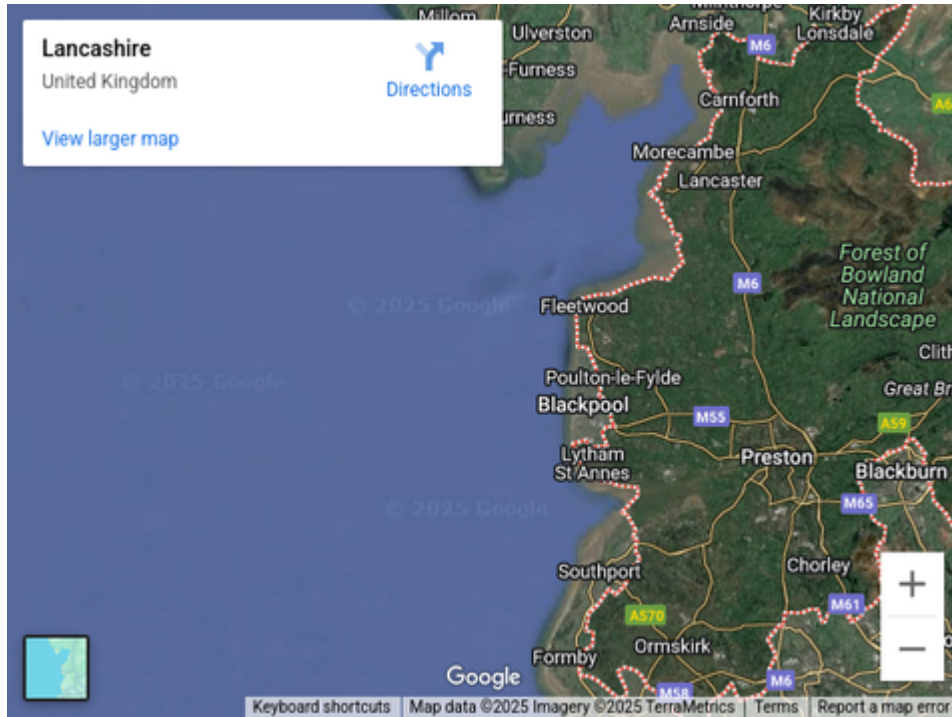
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📞 Call or WhatsApp 07944 884184

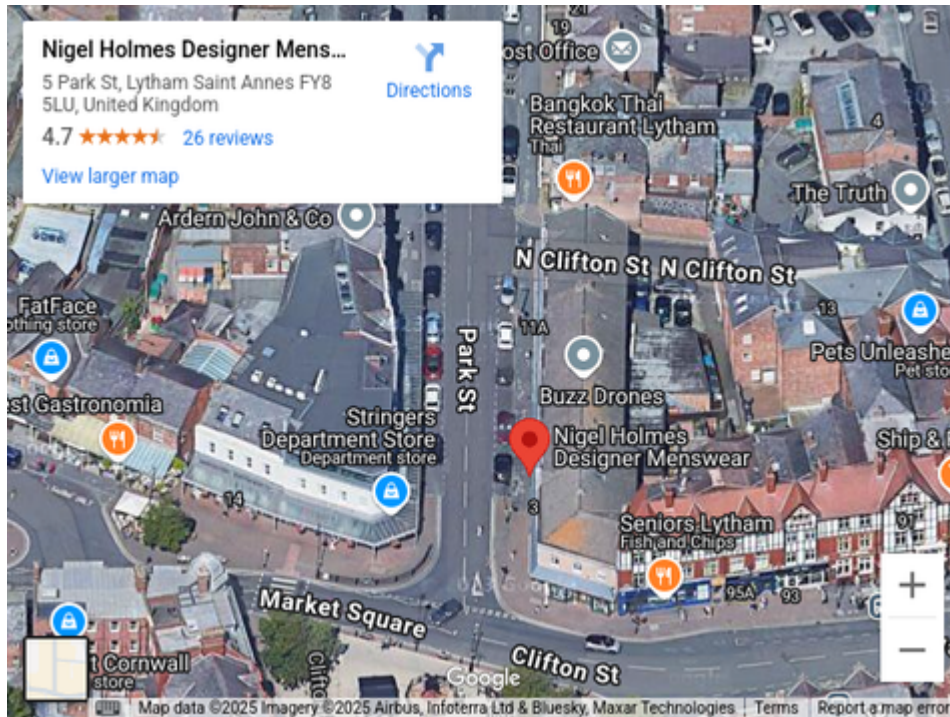
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Regional Map



Local Map



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