

New Listing

Assignment of the Current Lease

£22,800p.a.

IR Commercial Leasehold*



7 Park Street, Lytham, Lancashire, FY8 5LU

Part of the Park Street parade in the heart of Lytham town centre, 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 street presence, making it well-suited to a wide range of retail or service-based uses

Overview

- ✓ 700 sq ft Retail Space
- ✓ Attractive shopping parade
- ✓ Double Fronted Glass Display
- ✓ 1 x Staff Parking Space
- ✓ High Footfall Shopping Area
- ✓ Opposite Lytham Square

Rent this space

☎ 07944 884184

✉ shaun@viproperties.co.uk



WhatsApp



V!P

VICTORIA INVESTMENT PROPERTIES UK

Location

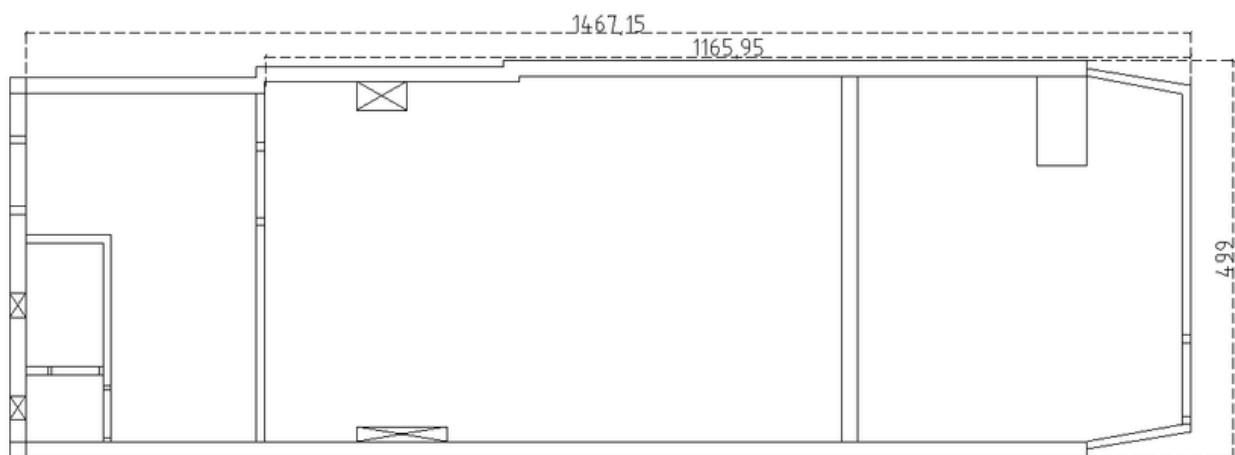
Lytham is a well-established retail destination on the Fylde Coast, known for its strong local economy, affluent customer base, and mix of independent and national retailers. The town benefits from steady footfall, supported by a loyal local population and a regular influx of visitors.

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.

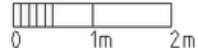
With a supportive business community and year-round trade, Lytham provides a solid opportunity for retailers looking to establish or expand their retail business.

Accommodation

The property comprises a large open-plan retail area measuring approximately 12m x 5m, accessed via a single entrance set within a full-height glass frontage, offering excellent street-level visibility on one of Lytham's busiest streets. To the rear, a single internal door leads to a store room, W/C, and a back door providing access to a service road and shared car park. The property falls under Class E use and has recently been operated as a boutique ladies clothing shop. Subject to planning permission, the space may also be suitable for alternative uses.



Scale:



SUBJECT: 7 PARK STREET, LYTHAM, FY8 5LU

DATE: 20 MARCH 2025

NIA: 65 SQM / 700 SQ FT

7 Park Street, Lytham, Lancashire, FY8 5LU

TERMS: The property is available through assignment of the existing lease on an internal repairing basis at £22,800 pa.

BUSINESS RATES: Current rateable value (1 April 2023 to present): £15,000 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/3760-0226-6906-4180-7705>

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.

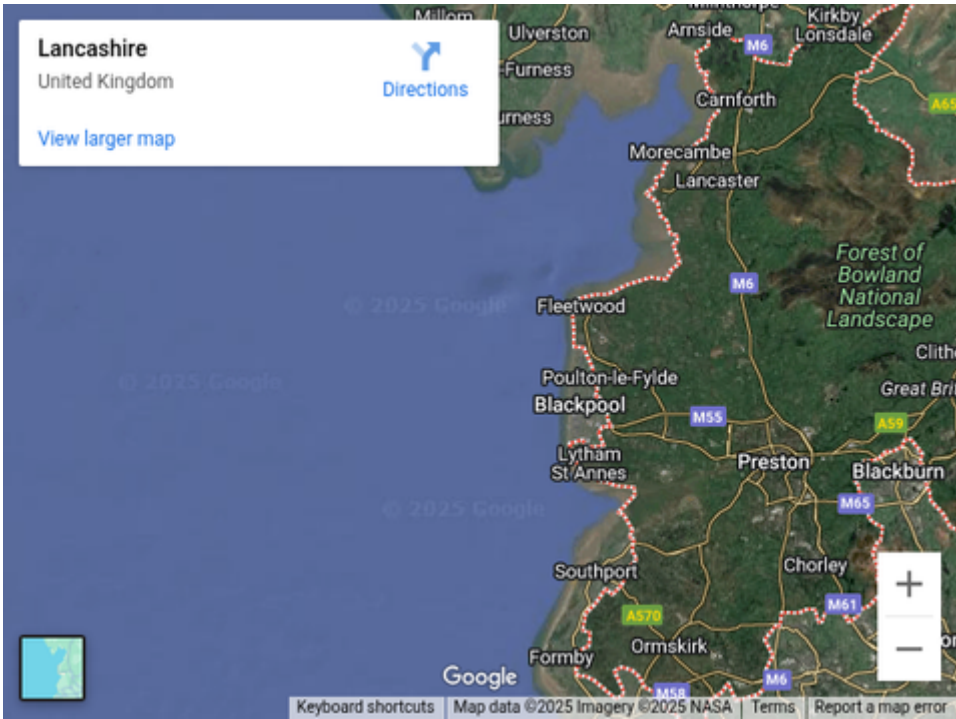
Rent this space

📞 Call or WhatsApp 07944 884184

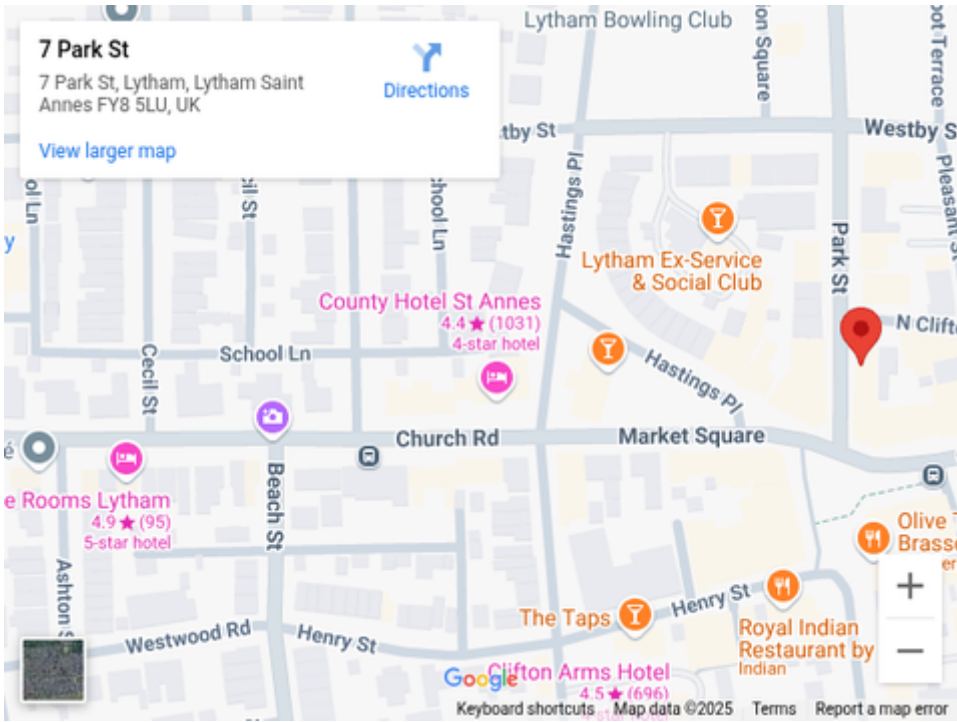
✉️ shaun@viproperties.co.uk



Regional Map



Local Map



VICTORIA INVESTMENT
PROPERTIES UK