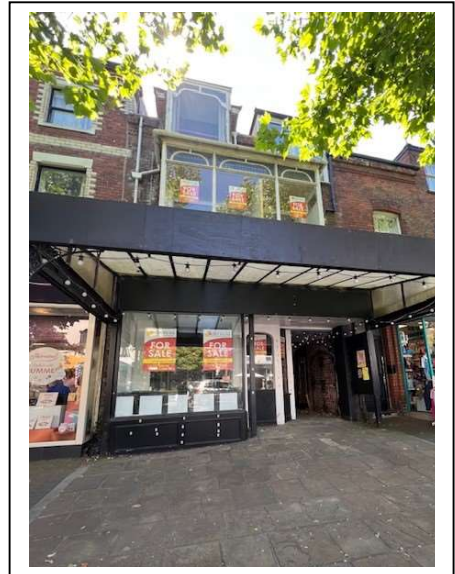


**52 Clifton Street,  
Lytham**

**REF: 0RF330M**

- \* **3 Storey Empty Retail Unit**
- \* **Town Centre, Lytham**
- \* **Superb Trading Location**
- \* **Suitable for a Number of Uses**
- \* **Subject to Planning Permission**
- \* **Planning Permission Granted for 3 Bed Apartment to the Upper Floors**
- \* **Forecourt with Victorian Canopy**
- \* **Parking to the Rear for 2 Motor Vehicles**
- \* **Excellent Potential**
- \* **Viewing Recommended**



**DESCRIPTION: \*\*FOR SALE BY AUCTION\*\*** On behalf of Pattinson Auctions, Kenricks are delighted to offer a rare opportunity to purchase this 3 storey empty retail unit situated on the main high street in the heart of Lytham Town Centre amid bustling cafes and shops.

The premises has previously operated as a retail unit over 3 floors, offering substantial space suitable for a number of uses. This retail unit can also be separated for dual purpose as planning permission has recently been granted for the upper 2 floors to be converted into separate living accommodation – Application Number 25/0001(7th March 2025).

The spacious ground floor retail unit is currently vacant and suitable for a number of uses subject to planning permission.

#### **Ground Floor**

Open Plan Main Retail Unit (approx. 1238sq ft) with concealed lighting and vinyl flooring.

Kitchen (approx. 154sq ft).

Staircase leading to:

**REF: 0RF330M**

**First Floor**

Open plan main retail space (approx.281sq ft)  
Storeroom / Office (approx.165sq ft)  
Rear retail space (approx. 311sq ft)

Stairs leading to:

**Second Floor**

Room 1 (approx. 98 sq. ft)  
Room 2 (approx.153 sq. ft)  
Room 3 (approx..172.5 sq. ft)  
Toilet  
Room 4 (approx.165 sq. ft)



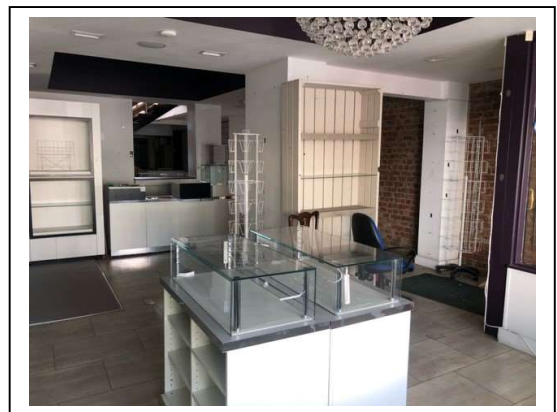
**EXTERIOR:** Parking to the rear for 2 motor vehicles and 2 separate toilets.  
Forecourt to the front with Victorian Canopy.

**AGENTS NOTES:** The premises is partly double glazed and has an alarm system.  
Sale subject to the fees, terms and conditions of Pattinson Auctions.

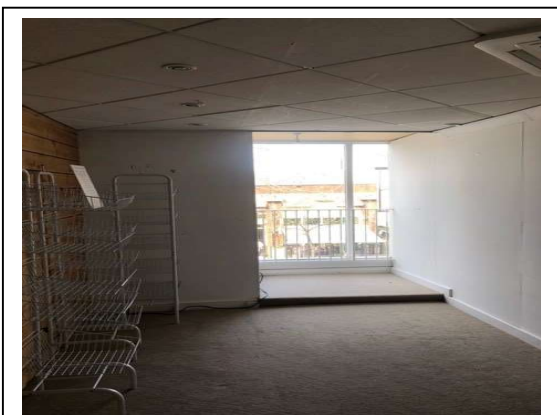
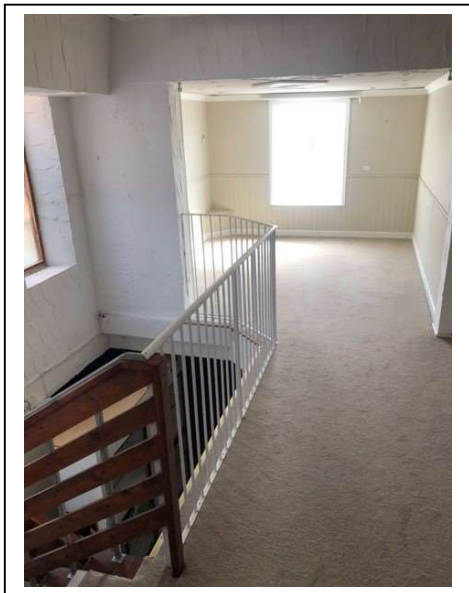
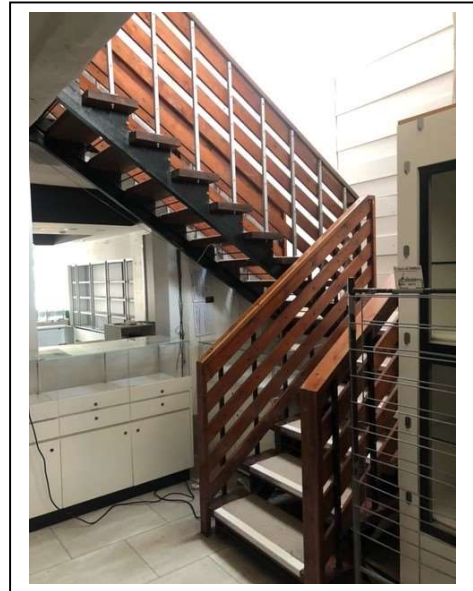
**TENURE:** Freehold

**STARTING BID:** £440,000

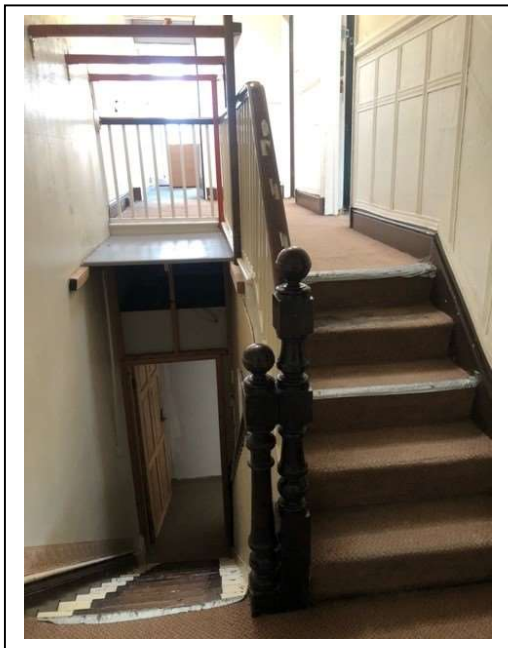
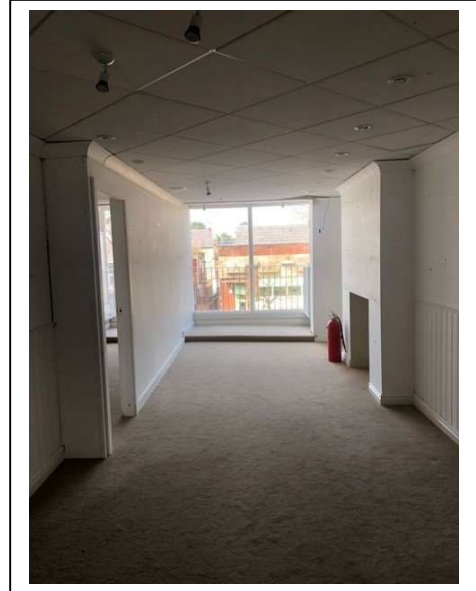
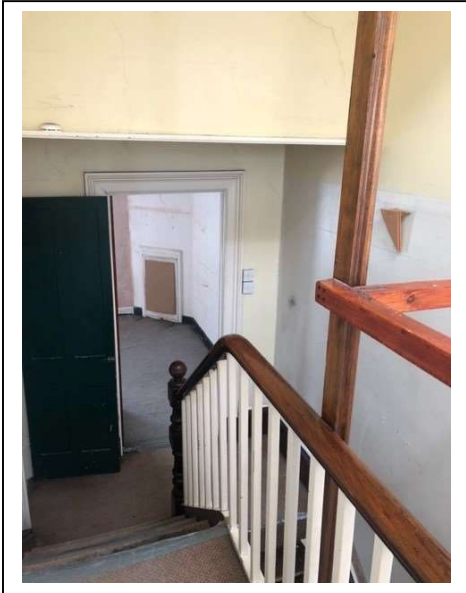
**VIEWING:** By appointment through Kenricks 01253 420420



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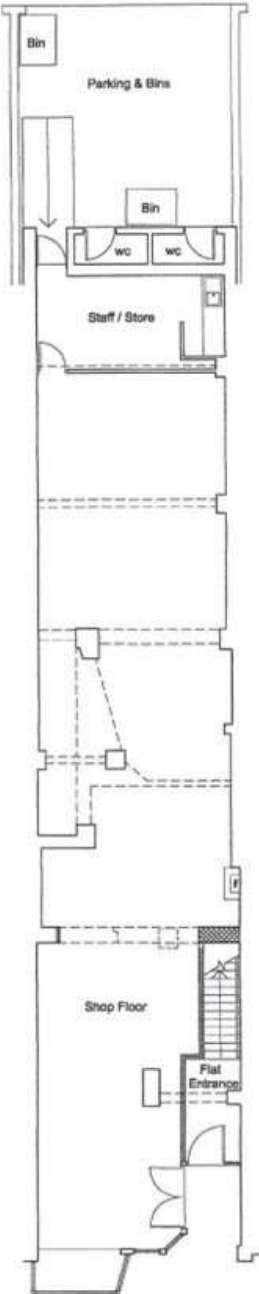


**REF: 0RF330M**





REF: 0RF330M



Proposed Ground Floor Plan



Proposed First Floor Plan



Proposed Second Floor Plan