

**200, St Davids Road North
Lytham St Annes**

REF: 0RF548M

- * **Investment Property Comprising Retail Unit & Tenanted Apartment**
- * **St Annes On Sea, Lancashire**
- * **Prominent Corner Position**
- * **All Year Round Trading Location**
- * **Forecourt Car Parking**
- * **Secure Lease in Place**
- * **Total Income £13,700 pa.**
- * **Priced to Sell**
- * **Viewing Recommended**



DESCRIPTION: Kenricks are pleased to offer this Investment Property comprising a let Post Office / Shop with separate tenanted 1 bedroom apartment for Sale.

The premises are situated on a prominent corner position on the busy thoroughfare of St Davids Road North in St Annes on Sea.

The retail unit has been leased for a number of years to a long-term tenant and is currently a well-known and popular Post Office / Convenience Store.

The separate 1-bedroom apartment above is also let to the operator of the Post Office / Convenience Store.

Retail Unit

Main Shop (approx.514sq ft) with luxury vinyl tile flooring and suspended ceiling and modern integrated lighting.

Rear Retail Space or Stockroom with wood laminate flooring (approx.134sq ft).

Toilet

Additional Stockroom (approx.320 sq ft)

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EXTERIOR: Forecourt parking to the front and the side providing car parking for up to 8 vehicles.

AGENTS NOTES: The retail unit is electric only. The apartment is gas and electric. L2 Fire System Installed. We are informed the lease on the Retail Unit has 6 years remaining and is currently let at a rent of £8000 pa. The apartment is currently let at a rent of £475 pcm but could draw £525 pcm. Total annual income of both the retail unit and the apartment is £13,700 per annum.

TENURE: Freehold

PRICE: £150,000

VIEWING: By appointment through Kenricks 01253 420420.



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