

# **Butson Blofeld**

Chartered Surveyors

**TO LET**

**10 TITHEBARN STREET, POULTON LE FYLDE FY6 7BX**



**RENT: £12,000 PER ANNUM**

- **Former office premises, suit other uses.**
- **Visible town centre location.**
- **Opposite main car park.**
- **Max size overall 617 sqft. / 52.32 m<sup>2</sup>**

F. D. Graham B.Sc., FRICS

A. J. Smith B. Sc.(Hons)M.N.A.E.A

1 Vicarage Road, Poulton-le-Fylde. FY6 7BE

Tel: 01253 894242 Fax: 01253 892916

e-mail: [butson.surveys@btconnect.com](mailto:butson.surveys@btconnect.com)

[www.butsonblofeld.co.uk](http://www.butsonblofeld.co.uk)

**DESCRIPTION:**

Office suite in Tithebarn Street opposite the main car park in Poulton's central retail area.

**ACCOMMODATION:**

Front office / retail area	380 sq. ft. / 35.3 m <sup>2</sup>
	Overall 30'6" max x 12' 6" avg.
Rear office 1	9' x 8' 10" (2.77 m x 2.9m)
Rear office 2	10' 8" x 9'4" (3.25m x 2.85m).
Kitchen	11'2" x 5'2" (3.4m x 1.57m)

Rear garden areas.

Gas central heating is available to the unit.

**TOWN PLANNING:**

Prospective tenants must satisfy themselves as to Planning requirements for their proposed use.

**PHOTOGRAPHS/PLANS:**

Any photographs/plans attached to these particulars were correct at the time of issue and are for reference rather than fact.

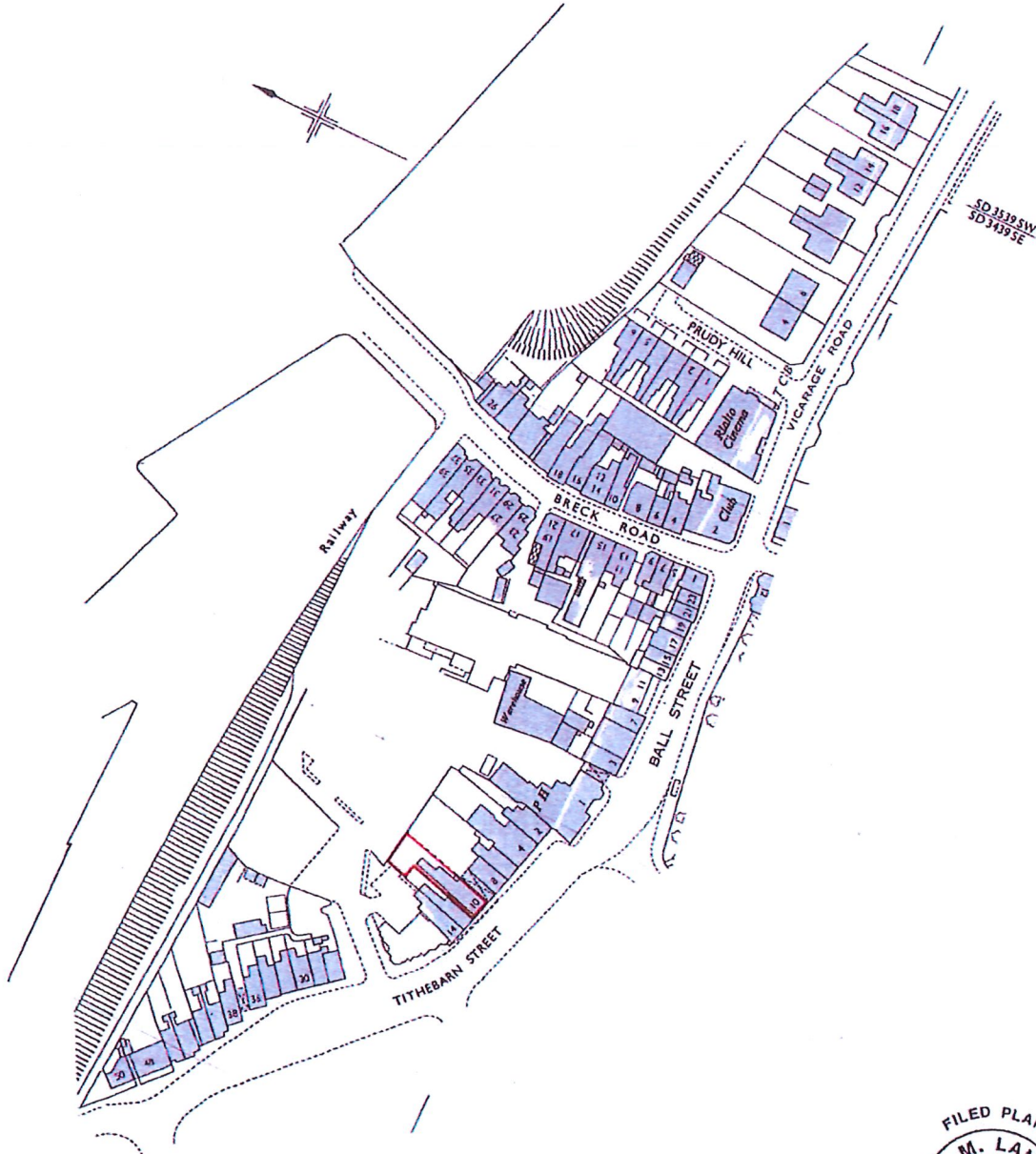
**BUSINESS RATES:**

From a search of the List we understand the current Rateable Value of this property is £8.600). (Within threshold for potential nil rates through Small Business Rate Relief Scheme).

**VIEWING:**

Strictly by appointment through our office.

H.M. LAND REGISTRY		TITLE NUMBER	
		LA 824217	
ORDNANCE SURVEY PLAN REFERENCE	SD 3439	SECTION P	Scale 1/1250
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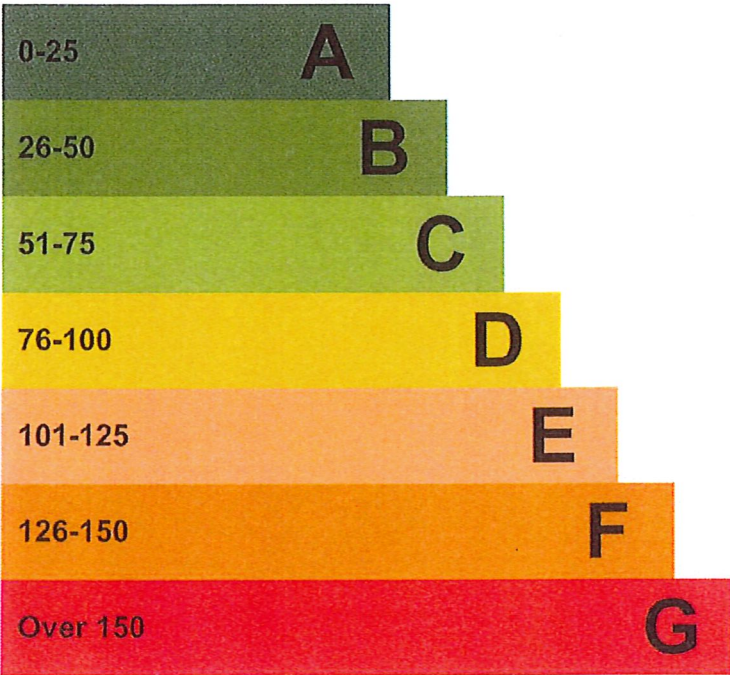
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Under 0 **A+**

Net zero CO2



65 | C

Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

### How this property compares to others

Properties similar to this one could have ratings:

#### If newly built

25 | A

#### If typical of the existing stock

73 | C

### Breakdown of this property's energy performance

#### Main heating fuel

Natural Gas

#### Building environment

Heating and Natural Ventilation

#### Assessment level