

For Sale/
May Let



Prominent Two Storey Town Centre Retail Premises

2,030 SQ FT (188.59 SQ M)

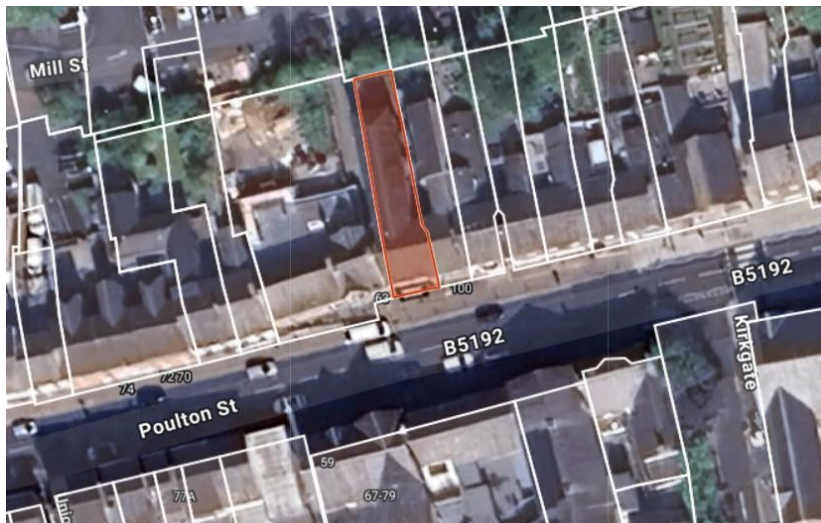
📍 50 POULTON STREET, KIRKHAM, PRESTON, PR4 2AH

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Turner Westwell
Commercial Agents

KEY FEATURES

- *BUSINESS UNAFFECTED*
- Two storey double-fronted retail premises
- Located in Kirkham Town Centre within a prime High Street location
- Benefits from strong transport links
- Adjacent to former Lloyds Bank recently renovated under Kirkham Futures Regeneration Scheme
- Free car parking directly to rear on Mill Street
- Flexible open-plan layout over ground and first floors
- Adaptable space for retail, office, or mixed-use purposes (STPP, if required)
- Fully refurbished approximately 12 years ago
- Held Freehold under Title Number LA535757
- Sold with Vacant Possession
- Offers in the Region of £275,000 exclusive
- May Let - £20,000 per annum exclusive



LOCATION

Kirkham is a historic market town in Fylde, Lancashire, located between Blackpool and Preston, next to Wesham. The subject property occupies a prominent position fronting Poulton Street (B5192), Kirkham's main high street. Transport connectivity is strong, with Kirkham & Wesham Railway Station located nearby and regular local bus services operating throughout the area. The town also benefits from easy road access to Preston, Blackpool, and the surrounding region.

Kirkham is currently undergoing significant investment through government-funded regeneration schemes, aimed at restoring key historic buildings and attracting new business to the area. The immediate area of the property consists of independent retailers, cafés and local services, together with the property enjoying excellent visibility and consistent pedestrian footfall.

To the rear of the property there is free town centre car parking on Mill Street.

DESCRIPTION

The property comprises a well-presented mid-terrace, double-fronted retail unit built with cavity red brick elevations. The front elevation has been rendered, giving it a clean, modern look while retaining character with a traditional timber-framed shopfront. The pitched roof is finished with concrete tiles and features Velux windows, along with UPVC double-glazed windows at first-floor level.

Internally, the accommodation is arranged in an open-plan layout across both floors. The ground floor includes a storeroom, kitchenette, and an accessible WC, while the first floor offers an additional office space to the rear.

The interior is finished to a good standard, with laminate flooring, painted plaster walls, and LED panel lighting throughout, with gas-fired central heating system.

The property was fully refurbished throughout approximately 12 years ago.

Overall, the property is suitable for a variety of retail or mixed-use purposes.

ACCOMMODATION

In accordance with the Code of Measuring Practice (6th Edition), we have calculated the following approximate Net Internal Areas:

Description/Floor	Sq M	Sq Ft
Ground Floor	94.29	1,015
First Floor	94.2	1,014
Total	188.59	2,030

SERVICES

The mains services connected to the property include water supply, gas supply, electricity supply and of course, mains drainage. Please note that Turner Westwell Commercial Agents have not tested any of the service installations or appliances connected to the property.

SALE PRICE & VAT

Offers in the Region of £275,000 exclusive with Vacant Possession.

VAT may be applicable and if so, will be charged at the prevailing rate.

MAY LET

Our client may let the property by way of a new Tenant's Full Repairing and Insuring lease for a term of years to be agreed.

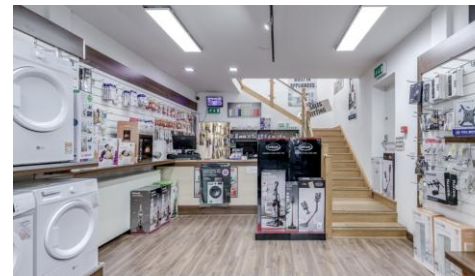
Rental - £20,000 per annum exclusive.

TITLE/TENURE

The property is held Freehold under Title Number LA535757.

PLANNING/USE

It is the responsibility of the Purchaser/Tenant to verify their intended use of the property is suitable and acceptable to the Local Planning Authority.



BUSINESS RATES

Our enquiries of the Valuation Office Agency website have revealed that the subject property has a Rateable Value of £11,750 (due to increase to £15,500 from 1st April 2026).

The Standard Uniform Business Rate for the 2025/2026 Financial Year is 55.5 pence in the £, or 49.9 pence in the £ for qualifying small businesses.

LEGAL COSTS

Each party are to be responsible for their own legal costs involved in the transaction.

EPC

An Energy Performance Certificate (EPC) has been commissioned and a copy of the Report is available on request.

ANTI-MONEY LAUNDERING (AML)

In accordance with the Criminal Finances Act 2017 and the regulations set by HMRC and RICS, Turner Westwell Commercial Agents must perform AML due diligence for all clients, as well as for buyers and tenants involved in any transaction. This means we will need to gather personal, detailed financial and corporate information before we can finalise any transaction.

VIEWINGS

Strictly by appointment with the sole agents TURNER WESTWELL COMMERCIAL AGENTS.

Nathan Broughton | Graduate Surveyor

BSc (Hons)

01257 441474 nathan.broughton@turnerwestwell.co.uk

Important Notice : Messrs Turner Westwell Commercial Agents for themselves and for the vendors or lessors of this property whose agents they are given notice that a] The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute nor constitute part of an offer of contract, b] All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them, c] no person in the employment of Messrs Turner Westwell Commercial Agents has any authority to make or give any representations or warranty whatsoever in relation to this property.



TURNER WESTWELL LIMITED is an active Private Limited, registered at Companies House under the number 14763558. TURNER WESTWELL LIMITED was incorporated on 28 March 2023 with a registered office address based in Chorley.

