



69 Clifton Street,  
Lytham, FY8 5ER  
£50,000 pa

Ground Floor Lock-Up Shop.  
Situated In a popular sought  
after retail location.  
Sales floor area. Office. Large  
Area to Rear.  
Kitchen. Separate W.C.  
EPC: D

## Energy Performance Asset Rating

More energy efficient

**A+**

**A** 0–25

**B** 26–50

**C** 51–75

**D** 76–100

**E** 101–125

**F** 126–150

**G** Over 150

Less energy efficient

Net zero CO<sub>2</sub> emissions



**87**

This is how energy efficient the building is.

Rent	£50,000 pa
Viewing	Strictly by appointment with Orchard Estates - Head Office Telephone 01253 725226
Reference	CL0012
Additional Information	

for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective tenant.