

# FOR SALE

287 FLEETWOOD ROAD SOUTH  
THORNTON CLEVELEYS  
LANCASHIRE  
FY5 5EA

- INVESTMENT PROPERTY
- TWO STOREY DETACHED ACCOMMODATION
- AMPLE CAR PARKING TO SIDE
- PROMINENT LOCATION
- CURRENT RENTAL INCOME £14,500 PA
- VIEWING HIGHLY RECOMMENDED

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**ASKING PRICE: £220,000 EXCLUSIVE**

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**Duxburys**  
Commercial

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# FLEETWOOD ROAD SOUTH

## DESCRIPTION

Duxburys Commercial is pleased to have been instructed to market this two storey detached office building which is currently let to a care agency

The property benefits from ample car parking and is centrally heated and provides spacious accommodation.

The property is located in a prominent position on a busy Road. Fleetwood Road South is situated in a mixed commercial and residential location.

## RATEABLE VALUE

2017 RV: £6,500

## TENURE

Freehold.

## RENTAL INCOME

A 5-year lease is in place from 2019. The current rental income is £14,500 PA. A copy of the lease is available upon request. The tenant will be signing a new 5 year lease from August 2024. Year 1 rent will be reduced to £12,000 exc to allow for planned works and Year 2 onwards will be £15,000 pa exc.

## ACCOMMODATION

<u>FLOOR</u>	<u>ROOM</u>	<u>AREA</u>
<u>Ground Floor</u>	Entrance vestibule	20.92 sq m / 225.1 sq ft
	Front left hand room	15.38 sq m / 165.5 sq ft
	Kitchen	5.78 sq m / 62.2 sq ft
	Storage	2.00 sq m / 21.5 sq ft
	WC	4.96 sq m / 53.3 sq ft
	Centre Room	11.23 sq m / 120.8 sq ft
	Rear Extension	17.39 sq m / 187.1 sq ft
<u>First Floor</u>	Front left hand room	14.47 sq m / 155.7 sq ft
	Front right hand room	19.33 sq m / 208 sq ft
	Centre room	7.51 sq m / 80.8 sq ft
	Rear	24.67 sq m / 265.5 sq ft
<u>External</u>	Landscaped garden	
<u>Car Parking</u>		Approx 6
<u>TOTAL GIA</u>		<b>180 sq m / 1937.5 sq ft</b>

## NON-DOMESTIC EPC

EPC Rating: D

## VAT

We are informed by the seller that VAT is not applicable on the purchase price.

## VIEWING ARRANGEMENTS

Strictly via prior appointment through Duxburys Commercial on 01253 316919.

## Disclaimer

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