

FOR SALE

COMMERCIAL INVESTMENT BUILDING

2 NO. GROUND FLOOR SHOPS
FIRST & SECOND FLOOR OFFICES
117 - 119A VICTORIA ROAD WEST
CLEVELEYS
LANCASHIRE
FY5 3LA

- COMMERCIAL INVESTMENT PROPERTY
- GROUND FLOOR SHOPS LET OUT TO TENANTS TRADING AS TOTALLY WICKED & PAPA JOHNS
- FIRST & SECOND FLOOR OFFICES WHICH ARE SEPARATELY ACCESSED
- LEASES AVAILABLE ON REQUEST
- POTENTIAL COMBINED RENTAL INCOME: £38,360 PA APPROX

ASKING PRICE: £595,000



Duxburys
Commercial

Unit 8, Metropolitan Business Park, Blackpool, Lancashire, FY3 9LT
t: 01253 316919 e: enquiries@duxburyscommercial.co.uk
f: 01253 765260 w: www.duxburyscommercial.co.uk

VICTORIA ROAD WEST, CLEVELEYS

DESCRIPTION

This commercial investment building comprises:

- Ground floor shop let to Papa John's (GB) Limited
- Ground floor shop let to a tenant trading as Totally Wicked
- First and second floor offices fronting onto Victoria Road West. The offices are accessed via a ground floor door to the front of the building to the right hand side of number 119 Victoria Road West. The offices are double fronted and span the width of No. 117 and No. 119. Presently vacant, the offices can be let out or used by an owner occupier.
- Strong trading and convenient position
- Cleveleys town centre
- Dense surrounding residential areas

ACCOMMODATION / RENTALS

We are informed:

117 VICTORIA ROAD WEST:

Ground Floor & part First Floor:

Sales space: 84.7 sq m (912 sq ft)

Let to Papa John's (GB) Limited

Rental: £14,600 pa exc.

119 VICTORIA ROAD WEST:

Ground Floor:

Sales space: 108 sq m (1163 sq ft)

Let to a tenant trading as Totally Wicked.

Rental: £14,400 pa exc.

FIRST FLOOR OFFICES

NIA: 81.2 sq m (874 sq ft)

Bathroom with WC and wash hand basin.

SECOND FLOOR OFFICES

NIA: 55 sq m (592 sq ft)

Presently vacant.

Rental income potential: £9,360 pa exc.

Combined Rental Income potential: £38,360 pa exc.

(Above measurements are approximate and interested parties should also view and measure).

LOCATION

This commercial investment building occupies a strong trading location and convenient location on Victoria Road West in Cleveleys. The road comprises of established local businesses and national retailers with dense surrounding residential locations. The location provides ease of commuting to surrounding areas and towns to include Fleetwood, Bispham, Thornton and Blackpool. There are national, regional and local operators within walking distance.

LEASES

Leases can be provided on request.

VAT

All prices quoted do not include VAT but may however be subject to VAT at the prevailing rate

VIEWING ARRANGEMENTS

Strictly via prior appointment through Duxburys Commercial on 01253 316919.

Disclaimer

The sales particulars have been produced with information provided by the owner/occupier or landlord and are made in good faith without any responsibility whatsoever on the part of Duxburys Commercial. It is for the purchaser or as the case may be the lessee to satisfy themselves by inspection or otherwise, as to the accuracy or fullness of the information. They must not in entering into any contract or incurring costs or otherwise rely upon these particulars as statements or representations of facts.



Misrepresentation Act 1967: Duxburys Commercial, as agents for the vendor or, as the case may be, lessor (the "Vendor") and for themselves, give notice that:

(1) These particulars are provided merely as a general guide to the property. They are not and shall not hereafter become part of any other contract.
(2) The Statements herein are made in good faith without any responsibility whatsoever on the part of the Vendor, Duxburys Commercial or their servants. It is for the purchaser or as the case s Commercial nor its servants has any authority, express or implied, to make or give any representations or warranties in respect of the property.

(3) In the event of any inconsistency between these particulars and the Conditions of Sale, the latter shall prevail.

(4) Nothing in these particulars should be deemed to be a statement that the property is in good condition or that any of the facilities are in working order.
Note: Duxburys Commercial has not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air or water contamination. The purchaser is responsible in making his own enquiries in this regard.