

# FOR LEASE

38 – 40  
ANCHORSHOLME LANE EAST  
THORNTON CLEVELEYS  
FY5 3QL

- DOUBLE FRONTED, FORMER CONVENIENCE STORE PREMISES
- OPEN PLAN COMMERCIAL SPACE
- DELIVERIES AVAILABLE VIA THE SIDE OF THE PROPERTY WITH USE OF THE REAR GARDEN / YARD
- OFFERS FLEXIBILITY IN TERMS OF RECONFIGURATION
- INTERNAL VIEWINGS ARE ESSENTIAL

**RENTAL: £25,000 PER ANNUM EXC**



**Duxburys**  
Commercial

Unit 8, Metropolitan Business Park, Blackpool, Lancashire, FY3 9LT  
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# ANCHORSHOLME LANE EAST, CLEVELEYS

## DESCRIPTION

This former convenience store premises comprises of:

- Double fronted, open plan, commercial premises
- Excellent window displays and signage/branding opportunities.
- Highly visible premises
- Additional storage and ancillary / staff areas
- Front forecourt
- Deliveries to the side of the property with the use of the rear yard / garden
- Would suit a variety of uses subject to planning consent / landlord consent.

Internal viewings are highly recommended to appreciate the accommodation on offer.

## LOCATION

This former convenience store premises occupies a prime trading location on Anchorsholme Lane East. It benefits from a wealth of passing pedestrian and vehicle trade. It is located within a parade of commercial properties. The surrounding areas comprises of dense residential areas that creates business for the premises and location.

## ACCOMMODATION

Total GIA: 2,000 SQ FT

A mix of mainly open plan retail / trading space, rear store rooms, staff areas, kitchen and WC's.

Side access to a rear yard for deliveries and access etc.

## LEASE/LEGAL FEES

A new effective FRI lease is available, with terms to be agreed by negotiation. The incoming tenant may be responsible for the landlords legal fees incurred in the transaction. Quote to be provided.

## ADDITIONAL PHOTOS

Can be seen to the back page of this brochure.

## EPC

Energy rating: B (Valid until: 28 April 2031)

Certificate number  
3735-8069-2068-0592-2527

## RATEABLE VALUE

2023 RV: £10,750 pa.

Small Business Rate relief may apply to those occupiers that apply.

## ANTI-MONEY LAUNDERING

In accordance with Anti Money Laundering Regulations, two forms of identification and proof of funding will be required from the successful purchaser/tenant. Please note that we are required to electronically verify identification documents.

## VAT

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

## VIEWINGS

Via prior appointment through Duxburys Commercial on 01253 316919 Option 1 or email:  
[adam@duxburyscommercial.co.uk](mailto:adam@duxburyscommercial.co.uk)

## Disclaimer/ Planning 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. It is the responsibility of the tenant(s) / buyer(s) to make all relevant planning enquiries into planning permission. All planning enquiries to be made directly to the relevant authorities / planning department. No warranties are given by the agent in relation to planning

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(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 may be the Lessee (the "Purchaser") to satisfy himself by inspection or otherwise as to their accuracy and fullness, he must not in entering into any contract or otherwise rely upon these particulars as statements or representations of fact.

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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.







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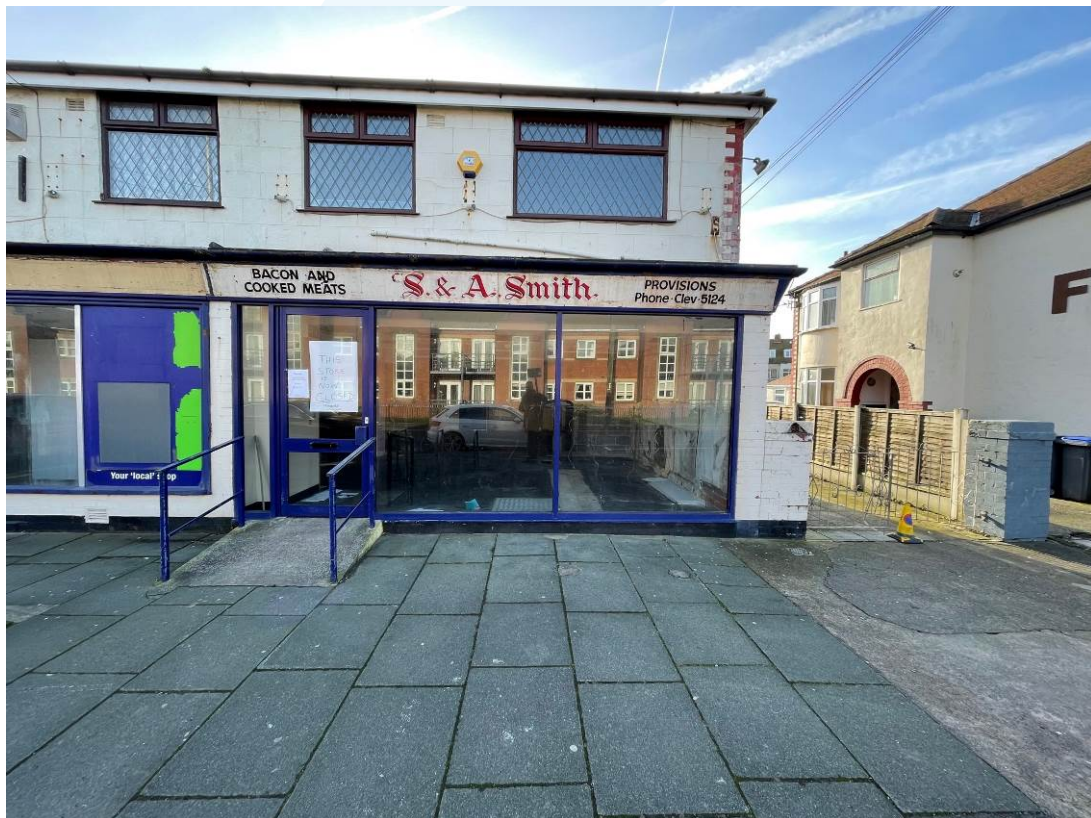
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