

# FOR LEASE

## SHOP WITH EXCELLENT FORECOURT FOR TRADING\*

69 VICTORIA ROAD WEST  
CLEVELEYS  
LANCASHIRE  
FY5 1AJ

- GROUND FLOOR COMMERCIAL UNIT
- WOULD SUIT A VARIETY OF USES – SUBJECT TO LANDLORD AND PLANNING CONSENT
- MAIN HIGH STREET IN CLEVELEYS
- BENEFITS FROM A WEALTH OF PASSING TRADE
- APPROX 650 SQ FT
- VIEWINGS HIGHLY RECOMMENDED

RENTAL: £16,500 PA EXC



Unit 8, Metropolitan Business Park, Blackpool, Lancashire, FY3 9LT  
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f: 01253 765260 w: [www.duxburyscommercial.co.uk](http://www.duxburyscommercial.co.uk)

# VICTORIA ROAD WEST, CLEVELEYS

## LOCATION

This premises occupies a strong trading location on the prime retail and shopping thoroughfare of Cleveleys. Victoria Road West benefits from a variety of national retailers and well-established local businesses. The main shopping street connects onto the Promenade and through a main crossroads providing ease of commuting to surrounding towns, villages, and dense residential locations.

Cleveleys enjoys a large surrounding catchment area of visitors and shoppers that visit the town centre. Bus routes and tram services are available from Blackpool and Fleetwood.

## DESCRIPTION

This ground floor commercial unit comprises:

- Open plan shop front
- Rear office / storage
- WC
- Front forecourt, ideal for trading (\*subject to planning consent)

The premises would suit various uses, subject to planning / landlord consent. Viewings highly recommended.

## ACCOMMODATION

Approx 650 sq ft

## BUSINESS RATES

To be confirmed / reassessed.

## LEASE DETAILS/ LEGAL FEES

Available by way of a new effective FRI lease with terms to be negotiated. The incoming tenant is responsible for the landlords legal fees incurred in this transaction. Quote to be provided.

## 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.

## EPC

Rating: D  
Cert no: 9920-6925-0371-3680-3014  
Expiry: 16<sup>th</sup> Dec 2029

(This relates to the whole building).

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## VAT

Disclaimer: Prices quoted are excluding VAT but may 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.

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 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.

(3) The Vendor does not make or give and neither Duxburys Commercial nor its servants has any authority, express or implied, to make or give any representations or warranties in respect of the property.

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

(5) 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.





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