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COMMERCIAL ESTATE AGENTS

227/229 Church Street, Blackpool, FY1 3PB

**Specialists for over 50 years in the sale and valuation of businesses, hotels and all types of commercial properties.**

NB: The particulars set out in these details do not form part of an offer of contract. Any intending tenant/purchaser must satisfy self by inspection or otherwise as to their accuracy. Neither Kays nor the vendor has any authority to make or give any representation or warranty in relation to this property.



### **Workshop/Store**

**Reference: 011107**

**No Ingoing - Each party responsible for their own legal fees.**

**121B Victoria Road West, Cleveleys, FY5 3LA**

**VIEWING STRICTLY BY PRIOR TELEPHONE APPOINTMENT THROUGH OUR OFFICE.**

**DESCRIPTION:** Single storey unit approximately 55sqm with parking space to the front. Located immediately off Victoria Road West in Cleveleys centre. Starting rent £350 per calendar month. This takes in to consideration the workshop and toilet.

**LOCATION:** Accessed via the roadway to the side of Style carpets opposite The Jolly Tars Wetherspoons pub. The unit is the last unit on the left of the drive.

**ACCOMMODATION**

**GROUND FLOOR:** Single storey work shop unit arranged in 3 partitioned sections, overall size 11.7m x 4.7m (55sqm); wc.

**EXTERIOR:** Parking for 1 vehicle in front of the unit.

**SERVICES:** Electric and water connected.

**TENURE:** Leasehold. New lease commencing rent £350 pcm. The landlord will produce a rental agreement.

