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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.



Mixed Shop & Flats Investment

Reference: 011119

Freehold Price: £350,000

22 Victoria Road West, Cleveleys, FY5 1BS

VIEWING STRICTLY BY PRIOR TELEPHONE APPOINTMENT THROUGH OUR OFFICE.

DESCRIPTION: A substantial mid terraced 3 storey property occupying a high street location in Cleveleys centre. The property consists of a retail shop rented at £11,800 per annum plus 3 self contained residential flats producing £15,600 per annum. Potential uplift to rent for both shop and flats. Converted to a high standard and building regulation specifications approximately 15 years ago. Fire alarm upgraded in 2023. Popular high street location with other users close by including B&M's, Superdrug, WH Smiths, Iceland and the Halifax.

LOCATION: On the Southerly frontage of Victoria Road West between Kings Road and Slater Road close to Cleveleys Promenade.

ACCOMMODATION

GROUND FLOOR: Retail unit 11.1m x 5.1m; store 5.6m x 5.7m; kitchen 3.8m x 2.8m; garage store 4.7m x 4.0m; 2 x wc; store 2.3m x 2.5m; 2 changing rooms 2.5m x 1.6m; office 2.4m x 1.8m; Rear access for flats with staircase to covered veranda walk way;

FIRST FLOOR: Communal hall; Flat A: Inner hall; bathroom; lounge and kitchen; double bedroom; Flat B: Inner hall; lounge; kitchen; double bedroom; shower, wc and wash hand basin;

SECOND FLOOR: Flat C: Lounge open plan kitchen; double bedroom; bathroom with over bath shower;

EXTERIOR: Shop forecourt, rear access to flats via a passage and veranda walkway.

BUSINESS: Shop: Let on a 5 year lease to November 2025, rent £11,800 per annum.

Flat A: Let at £100 per week (£5,200 per annum).

Flat B: Let at £100 per week (£5,200 per annum).

Flat C: Let at £100 per week (£5,200 per annum).

Current total rental income £27,400 per annum.

SERVICES: All mains services to building, shop pays own utilities. Flats have gas central heating with individual gas and electric meters.