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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.



Shop Premises

Reference: 010976

Legal Fees - Incoming tenant to be responsible for the landlords legal fees.

30a Victoria Road West, Cleveleys, FY5 1BU

VIEWING STRICTLY BY PRIOR TELEPHONE APPOINTMENT THROUGH OUR OFFICE.

DESCRIPTION: Single fronted shop premises with electric roller shutter and forecourt located on Victoria Road West at Cleveleys. Total sales area 72 sqm plus 30 sqm of storage. Suit a variety of uses subject to consent. New lease negotiable direct from the landlord, commencing rental £18,000 pa.

LOCATION: On the Southerly frontage of Victoria Road West at Cleveleys close to the Promenade. Other users close by include B&M's, Superdrug, WH Smiths, Iceland and the Halifax.

ACCOMMODATION

GROUND FLOOR: Single fronted sales shop 3.5m x 10m + 4.8m x 7.8m (72sqm); store 3.6m x 2.5m (9sqm); garage 2.8m x 6.2m (18sqm); timber store 2.1m x 1.5m (3sqm);

EXTERIOR: Forecourt.

SERVICES: Electric and water services connected.

TENURE: New lease available, rent £18,000 per annum.

