



## 12 ROSSALL ROAD THORNTON-CLEVELEYS, FY5 1AP

**£575 PER MONTH**

\*\*\*SUPERB DOUBLE-FRONTED SHOP/OFFICE PREMISES IN A PROMINENT MAIN ROAD LOCATION – BENEFITS FROM A PREMISES LICENCE FOR OFF SALES 6AM – 11PM\*\*\* A spacious double-fronted shop/office premises, previously used as offices, offering potential for a range of alternative uses (subject to any necessary planning consent). Ideally positioned on Rossall Road, directly adjacent to Victoria Square. The accommodation extends to approximately 600 sq ft and includes a kitchen area, store/rear office, and WC facilities. Flexible lease terms available.

**MARIE HOLMES**  
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## 12 ROSSALL ROAD

- Shop/Office Premises Extending to Approx 600sqft • Suitable for a Variety of Uses • High Visibility Main Road Location in Cleveleys • Sales/Office Area, Rear Office/Store, Kitchen & W.C • Flexible Terms • Premises Licence for OFF SALES 6am – 11pm



### Front Sales/Office Area

17'4" x 11'9" (5.28 x 3.58)

Entrance via UPVC double glazed shop front with superb window display opportunities. Neutrally decorated plastered walls. Carpeted. Inset ceiling light fittings. Double panel radiator. Sockets and data points. Partition with door leading through to:-

### Rear Sales/Office Area

16'2" x 16'11" (4.94 x 5.15)

UPVC double glazed obscured window to the rear elevation. Neutrally decorated plastered walls. Carpeted. Inset ceiling light fittings. Double panel radiator. Sockets and data points.

### Inner Hallway

With doors leading off to kitchen, rear office and W.C. Carpeted. Inset spotlights to ceiling.

### Kitchen Area

7'2" x 6'10" (2.19 x 2.09)

UPVC double glazed door leading out to the rear yard/parking area. Features a range of modern eye and base level units in Oak wood effect with contrasting work surfaces over. Inset stainless steel sink and drainer unit with mixer tap. Space for under counter fridge. Vinyl flooring. Radiator. Ceiling light fitting.

### Rear Store Room/Office

9'5" x 8'11" (2.86 x 2.73)

UPVC double glazed obscured window to the side elevation. Neutrally decorated plastered walls. Wood effect laminate flooring. Ceiling light fitting. Two double panel radiators.

### Toilet

5'5" X 3'6" (1.65 X 1.07)

With low flush W.C and wall mounted wash hand basin and tiled splashback. Cupboard housing wall mounted combination boiler.

### Services

Electric, gas & water. Mains powered fire alarm.

### Parking/Exterior

The premises benefit from a forecourt trading area with one allocated parking space to the rear.

### Rent

The premises are offered by way of a new flexible lease for a term of years to be agreed.

Rent: £7800 per annum.

### Rateable Value

RV: £9900 (Apr 2026)

This is not the amount payable, but the amount used to calculate rates payable. Small Business Rate Relief is available for qualifying tenants. Contact Wyre Borough Council for further details.

### Premises Licence

The premises has the benefit of a premises licence for off sales between 6am and 11pm which can be transferred to the incoming.

### Viewing Arrangements

Via prior appointment through Marie Holmes Estate Agents on 01772 750777.



## 12 ROSSALL ROAD





| Energy Efficiency Rating                    |                                                                                                             |           |
|---------------------------------------------|-------------------------------------------------------------------------------------------------------------|-----------|
|                                             | Current                                                                                                     | Potential |
| Very energy efficient - lower running costs |                                                                                                             |           |
| (92 plus) <b>A</b>                          |                                                                                                             |           |
| (81-91) <b>B</b>                            |                                                                                                             |           |
| (69-80) <b>C</b>                            |                                                                                                             |           |
| (55-68) <b>D</b>                            |                                                                                                             |           |
| (39-54) <b>E</b>                            |                                                                                                             |           |
| (21-38) <b>F</b>                            |                                                                                                             |           |
| (1-20) <b>G</b>                             |                                                                                                             |           |
| Not energy efficient - higher running costs |                                                                                                             |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC  |           |

## EPC Rating: Council Tax Band: Exempt

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

### Marie Holmes Estate Agents

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