



Call us on 01253 623486
or Fax: 01253 752068
Email info@kaysestates.co.uk
Web www.kaysestates.co.uk

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.



First Floor Commercial Premises

Reference: 010363

Leasehold Price: Incoming tenant responsible for landlords Legal Fees

Tenure Type: Leasehold

DESCRIPTION: Located in a main road position on Victoria Road West at Cleveleys above the Sainsbury's Local. The space provides a large open plan store/office approx. 175sqm. Two fully glazed offices to the front and a private side office provides a further 92sqm. Self contained entrance and stairs with an electric conveyor belt for loading stock. New lease available at a commencing rent of £12,000 per annum + VAT. The space is ideal for a web based online business.

LOCATION: Above the Sainsbury's local and Fish & Chip shop on Victoria Road West at Cleveleys.

ACCOMMODATION

Ground Floor: Entrance hall and stairs; electric conveyor belt for loading; wc;

First Floor: Open plan store/office/work space 18m x 7.4m (133.2sqm) + 9.6m x 4.4m (42.24sqm); Private office 6m x 3.1m (18.6sqm); 2 front offices with full glazed frontage 8.7m x 6m (52.2sqm) &

3.4m x 6m (20.4sqm);

SERVICES: Electric and water services connected.

TENURE: Leasehold. New lease available at a commencing rent of £12,000 per annum plus VAT.

Viewing STRICTLY BY PRIOR TELEPHONE APPOINTMENT THROUGH OUR OFFICE.

Unit 3 157 Victoria Road West, Cleveleys FY5 3LB