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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.



## **Office/Showroom/Shop with Parking**

**Reference: 010282**

**Leasehold Price: Legal Fees**

**Tenure Type: Leasehold**

**DESCRIPTION:** A prominent corner premises in the centre of Cleveleys. The unit has excellent window display on the corner of Brighton Avenue and York Avenue with side and rear parking for approx. 10 cars. Main office 41sqm plus rear office 13sqm, rear store 6sqm, kitchen and wc. Separate self contained unit 29sqm which is sublet as a nail bar. Gas central heating, suspended ceiling and air conditioning. New lease negotiable at a commencing rent of £15,000 per annum. Vacant possession available from February 2021.

**LOCATION:** On the South East corner of Brighton Avenue and York Avenue in Cleveleys Town Centre.

## **ACCOMMODATION**

**Ground Floor:** Corner unit 7.5m x 5.5m (41sqm); rear office 2.4m x 5.4m (13sqm); wc; kitchen 1m x 2.5m; rear store 3.1m x 1.9m (6sqm); Separate self contained unit 29sqm with wc (this unit is sublet at present at £5,600 pa (inclusive of rates) to a nail bar.

**Exterior:** Forecourt parking for 10 cars.

**SERVICES:** All mains services connected, gas central heating.

**TENURE:** Leasehold. New lease negotiable at a commencing rent of £15,000 per annum.

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

**6 Brighton Avenue, Cleveleys FY5 2AA**

