

Retail in FY5

Rossall Road, Thornton-Cleveleys,
Lancashire, FY5 1DX

£190,000 Starting Bid

Tenure

Freehold

Property features

- Investment Property Comprising Retail Unit and Separate 2 Bedroom Apartment Above
- Cleveleys, Lancashire
- Prime All Year-Round Trading
- Suitable for a Number of Uses
- Double Fronted Unit

Arrange a viewing

Lisa Neil
Branch Manager
Commercial National

0191 737 1154
commercial@pattinson.co.uk

- Flexible viewing slots
- Accompanied viewings

Description

For sale via secure sale online bidding - terms and conditions apply.

Kenricks are delighted to offer this Investment Property for Sale.

The premises is situated in the busy all year-round trading location of Rossall Road, Cleveleys.

The shop is currently being operated as a clothing store, but the premises is being offered with vacant possession and will be suitable for a number of uses

Viewing is recommended.

Please note we have not inspected this property.

Price: Starting Bid £190,000

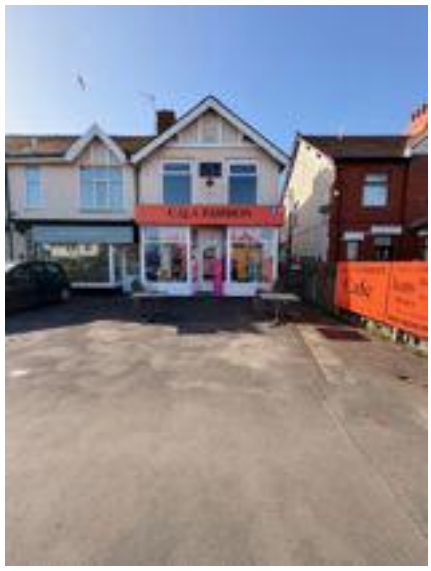
Property Type: Retail

Business Type: Residential Investments

Parking: None

Location

The premises is situated in the busy all year-round trading location of Rossall Road, Cleveleys.



Accommodation - Ground Floor



Ground Floor (approx. 811 sq. ft.)
Main Entrance leading to:
Front Shop Area with tiled flooring and suspended ceiling with concealed lighting.
Central Retail Area with Counter area, Changing Room, tiled flooring, suspended ceiling and concealed lighting.
Rear Retail Area with suspended ceiling and concealed lighting.
Toilet.
Storeroom x 3.

Separate Ground Floor Entrance to Apartment at the Side of the Property:

Stairs leading to:

Accommodation - First Floor Apartment



Double Bedroom.
Master Bedroom.
Bathroom with 3-Piece Suite comprising Bath with shower above, sink and toilet.
Lounge with feature fireplace.
Kitchen with fitted wall and base units, breakfast bar and vinyl flooring.

Accommodation - Exterior

Generous Garden to the rear of the property with outhouse building which is in need of refurbishment but could be suitable for a number of uses subject to planning permission.

Forecourt to the front of the property which can be used for trading or parking.



Agents Notes

We have been informed the retail unit could be leased for approximately £1,000 pcm and the apartment is currently let at a rent of £800 pcm including utilities.

Sale subject to the fees, terms and conditions of Pattinson Auctions.



Tenure

LAN121811 / LAN275926- Freehold & Leasehold



EPC

22 - Rating C
22a - Rating D



Council Tax

Band A



Rateable Value

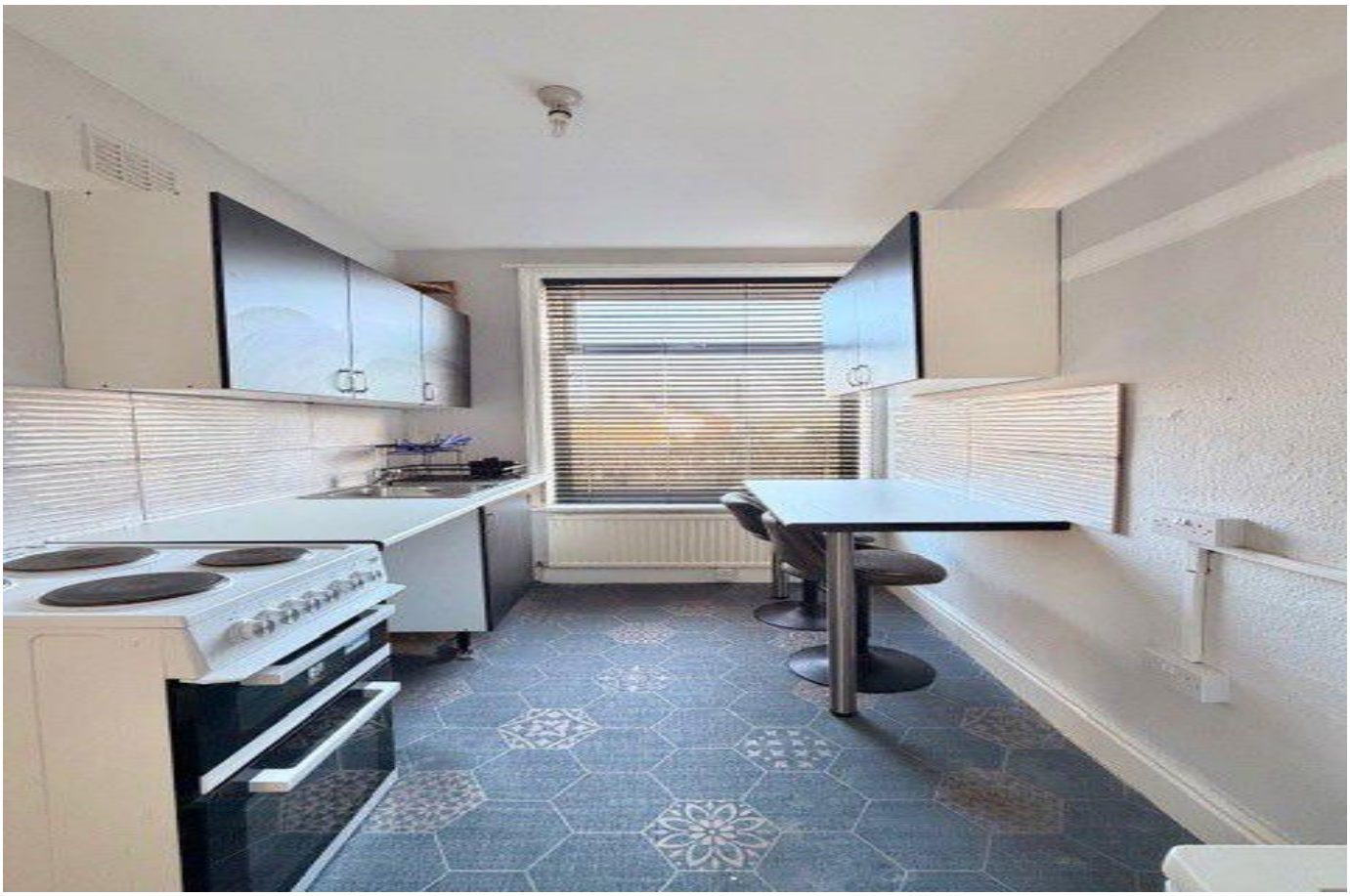
Future rateable value (from 1 April 2026) £9,800



Additional Information

For further information please contact our office directly on 0191 737 1154, or alternatively via email on commercial@pattinson.co.uk. With regards to viewing subject property, this is to be done strictly by appointment.





Rossall Road, Thornton-Cleveleys, Lancashire, FY5 1DX

Contact your local branch today for more information on this property:

Keith Pattinson Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0191 737 1154 , commercial@pattinson.co.uk, www.pattinson.co.uk

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