

Commercial Development in FY5

Victoria Road West, Thornton-Cleveleys, Lancashire, FY5 1BU

£280,000 Starting Bid

Tenure

Leasehold

Property features

- Tenants in situ
- Investment Opportunity
- Viewing Highly Recommended

Arrange a viewing

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- Flexible viewing slots
- Accompanied viewings

Description

For Sale Via Online Auction. Fee's Apply.

A substantial mid-terraced, three-storey property occupying a prime high street location in the centre of Cleveleys. The property comprises a retail shop, currently let at £11,800 per annum along with three self-contained residential flats generating £18,760 per annum. There is potential for rental uplift on both the shop and the flats.

The property was converted to a high standard in accordance with building regulations approximately 15 years ago, with the fire alarm system upgraded in 2023.

Situated in a popular high street location, neighbouring occupiers include B&M, Superdrug, WH Smith, Iceland, and Halifax.

LOCATION

Located on the southerly frontage of Victoria Road West, between Kings Road and Slater Road, close to Cleveleys Promenade.

GROUND FLOOR

Retail Unit: 11.1m x 5.1m ; Store: 5.6m x 5.7m ; Kitchen: 3.8m x 2.8m; Garage Store: 4.7m x 4.0m; Two WCs; Store: 2.3m x 2.5m; Two Changing Rooms: 2.5m x 1.6m; Office: 2.4m x 1.8m.

Rear access to the flats with a staircase leading to a covered veranda walkway.

FIRST FLOOR

Communal Hall ; Flat A: Inner Hall ; Bathroom ; Lounge and Kitchen ; Double Bedroom; Flat B: Inner Hall; Lounge; kitchen; Double Bedroom; Shower, WC and Wash-Hand Basin;

SECOND FLOOR

Flat C: Lounge Open-Plan Kitchen ; Double Bedroom; Bathroom with Over-Bath Shower;

EXTERIOR

Shop forecourt. Rear access to flats via a passage and veranda walkway.

BUSINESS

Shop: Let on a 5 year lease to November 2025, rent £11,800 per annum.

Flat A: Let at £126.92 per week (£6,600 per annum).

Flat B: Let at £100 per week (£5,200 per annum).

Flat C: Let at £133.85 per week (£6,960 per annum).

Current total rental income £30,560 per annum.

SERVICES

All mains services to building, shop pays own utilities. Flats have gas central heating with individual gas and electric meters.

Price: Starting Bid £280,000

Property Type: Commercial Development

Business Type: Residential Investments

Parking: None

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Title number LA774729 - Leasehold

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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.



Victoria Road West, Thornton-Cleveleys, Lancashire, FY5 1BU

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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