

Industrial in FY5

St Georges Lane , Cleveleys, Cleveleys, Lancashire, FY5 3LT

£180,000 Starting Bid

Tenure

Freehold

Allocated parking

Property features

- Investment Property Comprising 4 Separate Commercial Units
- Town Centre, Cleveleys
- Busy All Year Round Trading
- Prominent Position
- Total Area 0.052 acres / Perimeter 219.783f

Arrange a viewing

Lisa Neil
Branch Manager
Commercial National

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- Flexible viewing slots
- Accompanied viewings

Description

For sale via auction - fees, terms and conditions apply.

Kenricks are pleased to offer this rare opportunity to purchase this well known building for sale which is situated in the heart of Cleveleys Town Centre.

Floss Mill was built in 1908 but has been maintained to a high standard throughout and comprises of 4 separate commercial units.

This well-presented building is currently let to 4 separate businesses

Please note we have not inspected this property.

Price: Starting Bid £180,000

Property Type: Industrial

Business Type: Other/Unspecified

Parking: Allocated

Location

Situated in the heart of Cleveleys Town Centre.

Accommodation

Ground Floor

Unit 1 (approx. 333 sq ft).
Main Entrance leading to Open Plan Ladies' Hairdressers.

Unit 2 (approx. 420. sq ft)
Leased to an artificial flower arranger.
Open Plan leading to Studio area with sink to the rear

First Floor

Unit 3 (approx. 823 sq ft)
Currently leased to a Doll Manufacturer.
Open Plan Studio Area with timber beamed ceiling.
Kitchen
Toilet
Storeroom
Workshop area

Unit 4 (approx. 800 sq ft)
Main Entrance leading to small office area with tiled flooring.
Open Plan Workshop /Studio area with laminate flooring with concrete base.
Toilet with washbasin.

EXTERIOR: Small forecourt area with electric shutter leading to main workshop.
Paved enclosed courtyard area with toilet and entrance to Unit 3.

Agent notes

The property has a Combi Boiler fitted for central heating and hot water, electric supply and telecommunications.

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

Tenure

Freehold, title number LAN107674.

Business

Unit 1 is leased at an annual rent of £3,900, Unit 2 is leased at an annual rent of £4,017, Unit 3 is leased at an annual rent of £7,620. Unit 4 is leased at an annual rent of £7,620 per annum.

When fully let the property draws £23,157

Agent Notes

Unit 1 & 2 have electric heating, Unit 3 has central heating, Unit 4 has a Combi Boiler fitted for central heating and hot water, electric supply and telecommunications.

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

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.



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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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