

FOR SALE

55 VICTORIA ROAD WEST
TOWN CENTRE
CLEVELEYS
THORNTON CLEVELEYS
FY5 1AJ

- PRIME COMMERCIAL INVESTMENT OPPORTUNITY
- STRONG LOCATION ON CLEVELEYS HIGH STREET
- DENSE SURROUNDING RESIDENTIAL AREAS
- PRESENT RENTAL £28,000 PA + VAT
- IDEAL FOR A SIPP PURCHASE
- STRONG & SUCCESSFUL BUSINESS/TENANT
- ENQUIRIES & VIEWINGS HIGHLY RECOMMENDED

ASKING PRICE: £395,995 + VAT



Duxburys
Commercial

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VICTORIA ROAD WEST CLEVELEYS

LOCATION

This commercial investment property occupies a location on the main high street in Cleveleys. It is also located within the main prime retail area of the high street and on the northerly side of the road which is locally referred to as 'the sunny side of the road'. It is located on the same side and close to Timpsons, Home Bargains, Tesco, Vodafone and Boots. It is located opposite Costa, Max Spielman, Heron Foods, Coral and The Halifax. Cleveleys is located within Thornton Cleveleys and is easily accessed via the main arterial roads and coastal roads from Fleetwood, Bispham and Blackpool. The surrounding areas comprise of dense residential locations and many affluent areas.

DESCRIPTION

Duxburys Commercial is pleased to market for sale this commercial investment opportunity.

- The building is let out to Vincents Coffee Shop and Café
- This is a popular business that has been successfully operated for 26 years
- The investment building has been held by the same owners for 26 years and is only being sold due to planned relocation abroad
- This is an excellent investment opportunity on what is one of the main and strongest high streets on the Fylde Coast
- Two storey commercial building
- Rent £28,000 per annum exclusive + VAT
- Full lease details available on request

LEASE

A copy of the lease is available on request. Lease commenced 30th March 2013, 7 year lease. Full repairing and insuring lease.

ACCOMMODATION

GROUND FLOOR

Front café area, rear store room and external storage.

FIRST FLOOR

Staff toilets and additional storage.

Total area: approx. 138.6 sq m (1492 sq ft)

BUSINESS RATES

Rateable Value taken from the VOA website: £25,250 per annum. (This is a rateable value, not rates payable and is only used to calculate the rates payable by the occupier).

EPC RATING

TBC

VAT

All prices quoted are exclusive of VAT but may however be subject to VAT at the prevailing rate.

VIEWING ARRANGEMENTS

Strictly via prior appointment through Duxburys Commercial on 01253 316919.

Disclaimer

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