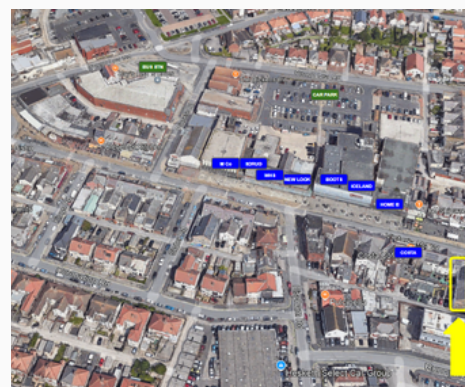


New Listing
Availability upon request

£24,000 p.a.
FRI Commercial Leasehold*



72 Victoria Road West, Thornton Cleveleys, FY5 1AJ

One of the best located units on Cleveleys' main shopping street, set beneath the long-established Regal Hotel and just moments from the promenade, this is one of the best located retail units currently available in Cleveleys.

Flooded with natural light from the floor to ceiling glass displays and sliding glass doors, your products and services will be on display 24/7 for Cleveleys' many local shoppers and tourists.

Overview

- ✓ 870 sq ft Retail Space
- ✓ 5m frontage
- ✓ Sliding Glass Doors
- ✓ Full Height Glass Display
- ✓ High Footfall Shopping Area
- ✓ National Brand Neighbours

Rent this space

- ☎ +44 (0) 7944 884184
- ✉ shaun@viproperties.co.uk
- 🌐 viproperties.co.uk



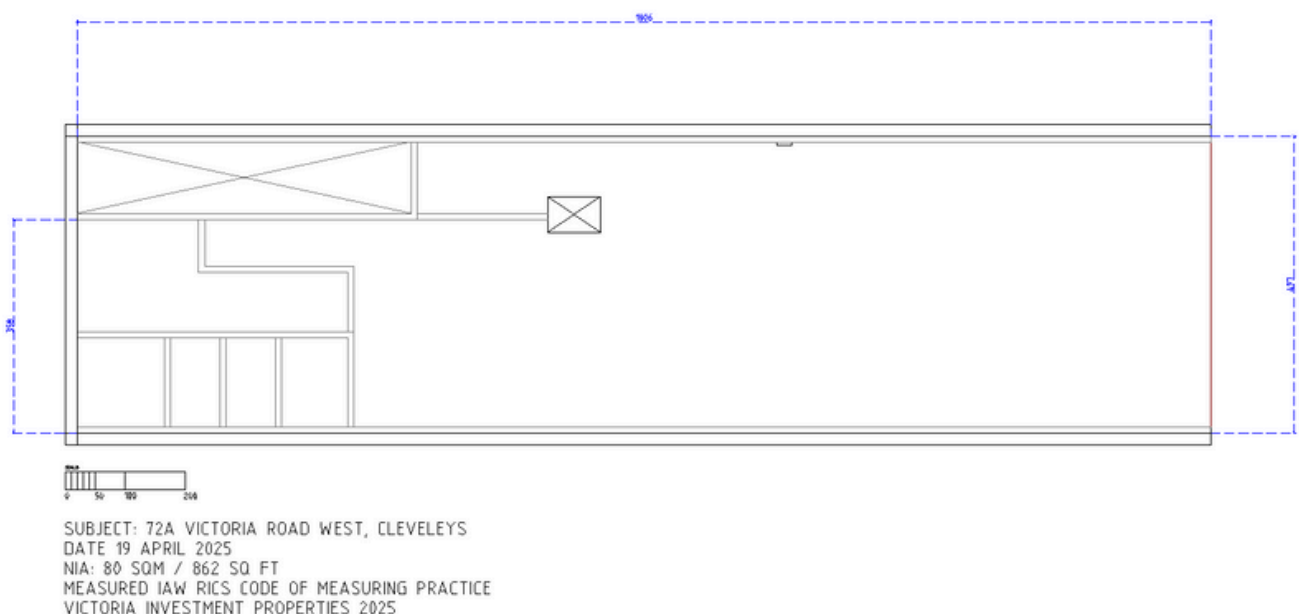
Location

Cleveleys is a charming seaside town in Lancashire, located between Blackpool and Fleetwood, 16 miles southwest of Lancaster, and 43 miles northwest of Manchester. It caters to a local urban population of roughly 30,000, which expands to around 250,000 within a 10 km (6-mile) radius. The town enjoys strong transport connections with Blackpool and rural Wyre making it a popular destination for local shoppers and tourists alike.

The shop is ideally located in the centre of the shopping district, down the street is Costa Coffee and M&S Foodhall and just across the road is Boots, Superdrug, Iceland and WH Smith as well as a host of independent bars, cafes and restaurants catering for shoppers and beach-bound day-trippers.

Accommodation

The open-plan retail area (5m x 14m), is accessed through the bright glass frontage with sliding glass doors. A single door at the rear currently leads to the back rooms (4m x 7m) containing the staff amenity area, separate male and female W/C's and back door leading to the service road. We understand the property has Class E use and is currently used as a clothes shop but, with planning permission, would be suitable for a number of uses.



Terms

The property is available for a new 5 year minimum FRI lease, terms to be agreed.

Rates & Charges

BUSINESS RATES: The current rateable value for the property (which is not what you pay in business rates or rent) is **£25,250**. Please contact Wyre Borough Council for current, exact figures.

<https://www.tax.service.gov.uk/business-rates-find/valuations/start/197288125>

SERVICE CHARGE: There is no service charge on the property

VAT: The property is elected for VAT, which will apply to the rental payments.

PROFESSIONAL SERVICES: Each party will be responsible for covering its own professional & legal fees incurred in the transaction. Prospective tenants are responsible for planning enquiries.

Energy Performance Certificate

The EPC is currently rated B and can be found [here](#).

Viewings

Viewings are strictly by appointment only. Please contact our office to arrange a suitable time.

*All information contained in this advertisement is for information purposes only. While every effort has been made to ensure the accuracy of the details provided, neither the agent, landlord, nor any existing tenant shall be held liable for any errors, omissions, or changes in circumstances that may affect the property's condition, availability, or terms of the lease. Prospective tenants are advised to independently verify any information that is material to their decision-making process before entering into any agreements. The advertisement does not constitute an offer or contract and all negotiations remain subject to formal agreements.

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Regional Map



Local Map



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