

**New Listing**  
Availability upon request

**£55,000 p.a.**  
FRI Commercial Leasehold\*



## 74 Victoria Road West, Thornton Cleveleys, FY5 1AJ

Prominently set in the heart of Cleveleys' main shopping street, beneath the long-established Regal Hotel and just moments from the promenade, this is one of the largest single-floor retail units currently available in Cleveleys.

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

### Overview

- ✓ 3,500 sq ft Retail Space
- ✓ 10.8m frontage
- ✓ Twin entrances & huge display
- ✓ Staff Parking Spaces
- ✓ High Footfall Shopping Area
- ✓ National Brand Neighbours

### Rent this space

☎ +44 (0) 7944 884184

✉ [shaun@viproperties.co.uk](mailto:shaun@viproperties.co.uk)

🌐 [viproperties.co.uk](http://viproperties.co.uk)



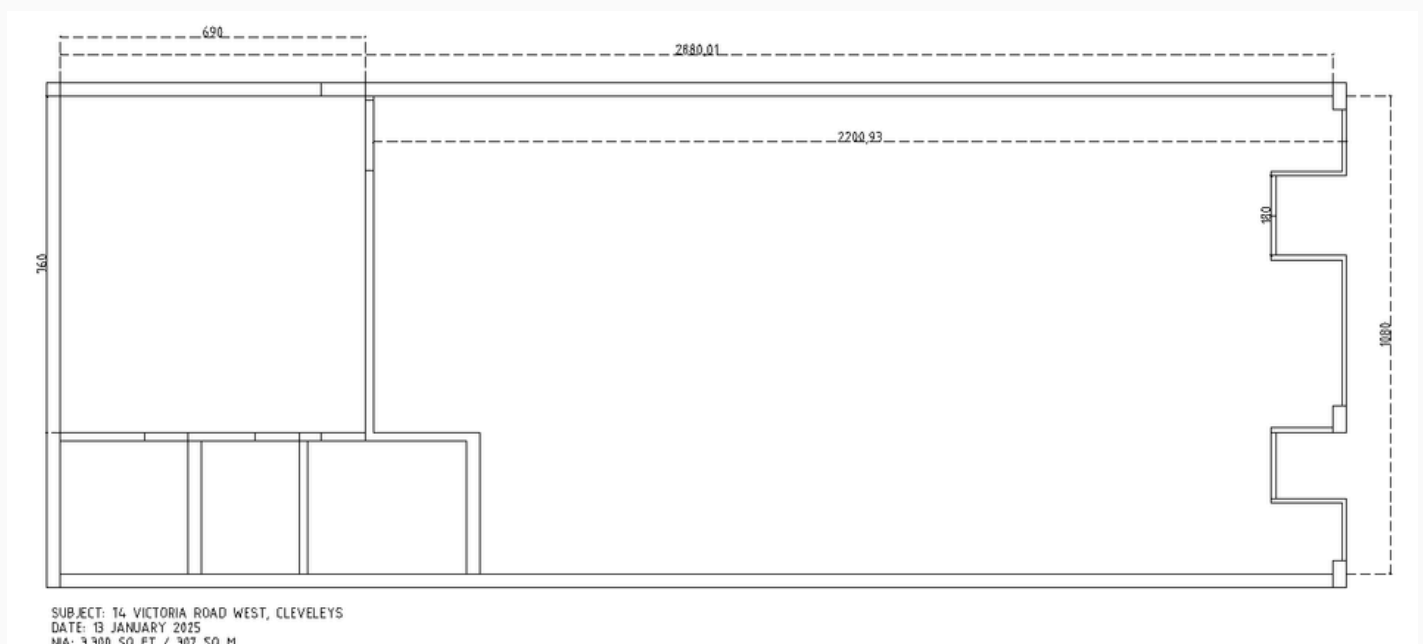
## Location

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 large (10.8m x 22m), open-plan retail area is accessed through the bright glass frontage with twin entrances. A single door currently leads to the large store room (7.6m x 6.9m), office, staff amenity area, 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 supermarket 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 **£63,000**. Please contact Wyre Borough Council for current, exact figures.

<https://www.tax.service.gov.uk/business-rates-find/valuations/start/197290125>

**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 C 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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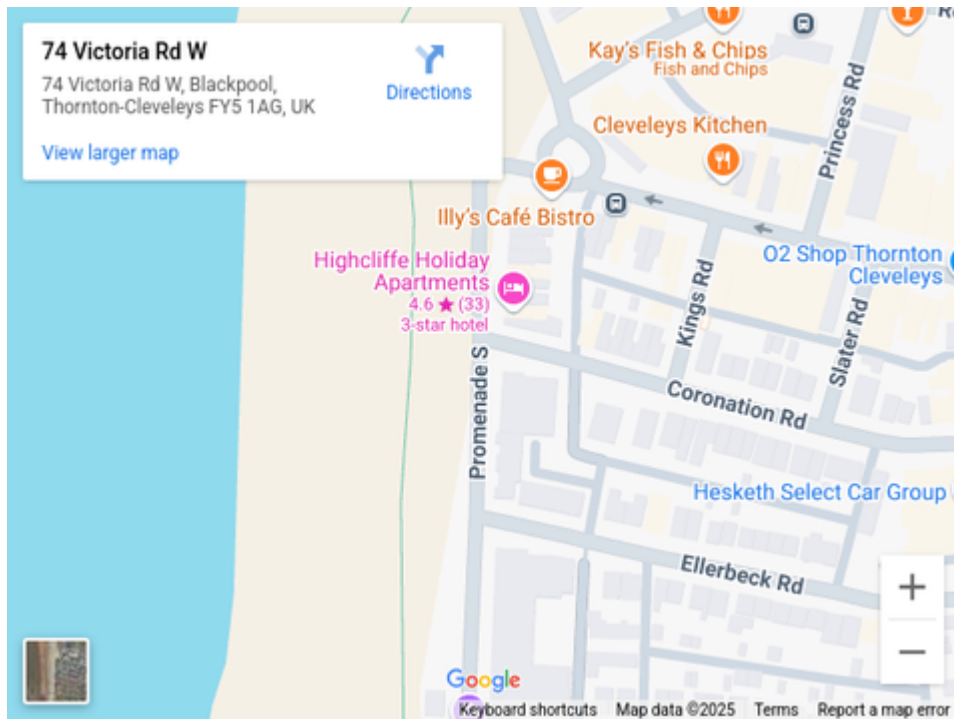
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## Regional Map



## Local Map



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