

**115 Victoria Road West,
Cleveleys**

REF: 0RF460L

- * Empty Retail Unit
- * Cleveleys, Lancashire
- * Busy All Year Round Trading Location
- * Situated in the heart of Cleveleys
- * Suitable for a Number of Uses
- * Approx 10,000 sq ft
- * Relocation Forces Sale/Let
- * Forecourt Car Parking to Front and Rear
- * Viewing Highly Recommended



DESCRIPTION: Kenricks are delighted to offer this rare opportunity to Purchase or Lease this Empty Retail Unit.

The premises are situated in the busy all year-round trading location of Victoria Road West, Cleveleys, opposite Wetherspoons and adjacent to Kwik Fit.

The premises are currently used as the well-known Cleveleys Car Market and is offered for sale or lease due to relocation.

Ground Floor (approx. 10,000 sq ft)

Main entrance leading to open plan Car Sales Showroom with offices and toilet.
Rear open plan Car Showroom with toilet facilities.

EXTERIOR; Forecourt car parking to the front of the premises and car parking to the rear of the premises.

TENURE: Freehold or Leasehold – New flexible lease offered at a rent of £75,000 per annum.

PRICE: FREEHOLD £1,000,000

VIEWING: Strictly by appointment through Kenricks 01253 420420.

REF: 0RF460L

