

**35a & 35b Beach Road  
Thornton-Cleveleys**

**REF: INV286M**

- \* **Investment Property Comprising Ground Floor Retail Unit, Separate Office**
- \* **1 / 2 Bed Apartment & Storage Unit**
- \* **Cleveleys, Lancashire**
- \* **Substantial Semi-Detached Property**
- \* **Close to Town Centre, Promenade and Entertainments**
- \* **Desirable Residential Location**
- \* **In Excellent Order Throughout**
- \* **Recently Refurbished**
- \* **Offered with Vacant Possession**
- \* **Excellent Potential**
- \* **Plot of approx.157.83sqm/ 1698 sq. ft**
- \* **Priced to Sell**
- \* **Forecourt**
- \* **Viewing Highly Recommended**



**DESCRIPTION: \*\* FOR SALE BY ONLINE AUCTION \*\*** On behalf of Pattinson Auctions, Kenricks are pleased to offer this Investment Property comprising a Ground Floor Retail Unit, Separate Office and a 1 / 2-bedroom Apartment and a Storage Unit.

This substantial semi-detached property is situated on a plot of approx. 0.039 acres in the busy all year-round trading location of Beach Road in the popular Town of Cleveleys, close to the Promenade and amenities.

The premises, which are offered with vacant possession, have recently undergone an extensive refurbishment throughout and needs to be viewed to be fully appreciated.

Viewing highly recommended.

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**35a Beach Road**

**Main Shop (approx. 328sq.ft)**

Entrance leading to:

Open Plan Retail Area with suspended ceiling and concealed lighting.

Kitchenette with stainless steel sink and base units.

Toilet.

Office area (approx. 216sq.ft) with separate rear entrance

Toilet



**35b Beach Road**

**Ground Floor**

Entrance leading to:

Hallway.

Meter Cupboard

Internal Staircase leading to:

**First Floor**

Open Plan Lounge

Fitted Kitchen with wall and base units, fridge freezer, integrated electric hob.

Master Bedroom with fitted storage cupboards above.

Bathroom comprising 3-piece suite with shower over bath.

Internal staircase leading to:

**Second Floor**

Large open plan Storage area / Bedroom

**Exterior:** Forecourt to the front of the property, courtyard to the rear of the property with a storage garage protected with steel shutters.

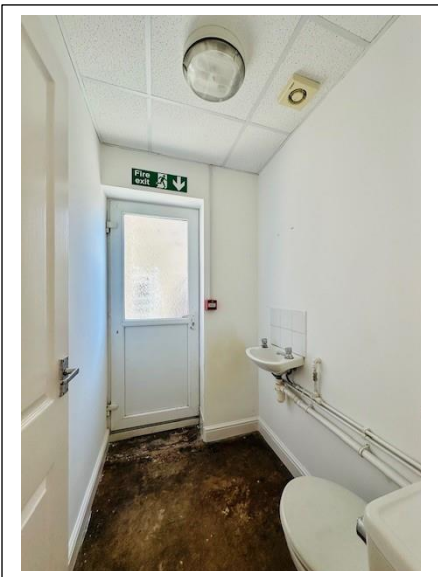
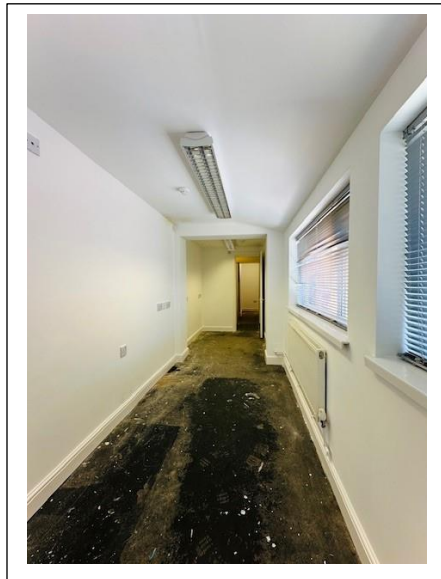
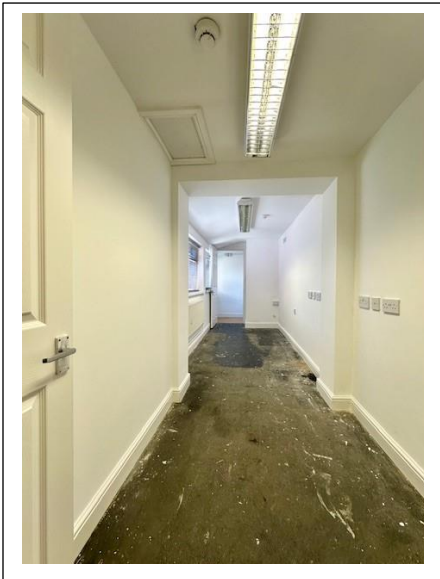
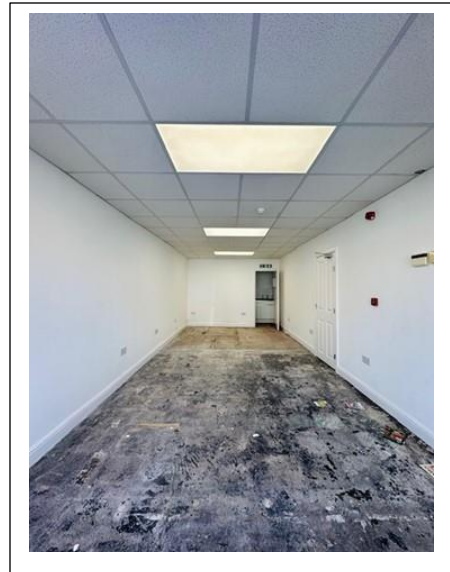
**AGENTS NOTES:** The Apartment and the Ground Floor Commercial area have separate electric supplies, 1 boiler services the entire building. Sale subject to the fees, terms and conditions of Pattinson Auctions.

**TENURE:** Freehold

**STARTING BID:** £110,000

**VIEWING:** By appointment through Kenricks 01253 420420.

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