

**3 Victoria Road East
Thornton Cleveleys**

REF: 0RF552M

- * **Vacant 2 Storey Retail Unit**
- * **Thornton Cleveleys**
- * **Busy All Year Round Trading Location**
- * **In Lovely Order Throughout**
- * **Suitable for Various Uses Subject to Planning Permission**
- * **Previously Traded as a Nail and Beauty Salon**
- * **Excellent Potential**
- * **Viewing Recommended**



DESCRIPTION: **FOR SALE BY ONLINE AUCTION** On behalf of Pattinson Auctions Kenricks are delighted to offer this 2 Storey Retail unit for sale.

The unit is situated in the popular and desirable trading location of Victoria Road East in the village of Thornton.

The premises is in excellent order throughout and has been formerly used as a nail and beauty salon but would be suitable for other uses subject to planning permission.

The Property needs to be viewed to be fully appreciated.

Ground Floor

Open Plan Retail Area (Approx 712 sq. ft.)

Kitchenette (Approx 74.25 sq. ft.)

Storeroom.

Fire Exit leading to car parking at the rear of the property.

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First Floor:

Treatment Room 1 with sink (Approx 55 sq. ft.)

Bathroom with toilet and sink (Approx 51 sq. ft.)

Treatment Room 2 (Approx 70 sq. ft.)

Main Treatment Room with sink (Approx 204 sq. ft.)

EXTERIOR: Parking to the front of the property for 2 motor vehicles and to rear of the property for 2 motor vehicles. The rear of the property has access from Victoria Road East.

AGENTS NOTES: The premises is double glazed and central heated. The property has been trading as a nail and beauty salon but could be suitable for a number of uses subject to planning permission.

The property is being offered with vacant possession.

Sales are subject to the fees, terms and conditions of Pattinson Auctions.

TENURE: Freehold

STARTING BID: £140,000.

VIEWING: By appointment through Kenricks 01253 420420.



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