

To Let

23 Victoria Road West,
Thornton-Cleveleys FY5 1BS



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avisonyoungretail.co.uk

Location

Thornton Cleveleys is a town located in Lancashire, situated approximately 4 miles north of Blackpool.

The subject property comprises two story retail premises situated on Victoria Road West, the Town's principal high street. Nearby occupiers include **Superdrug, M & Co and Tesco Metro**.

Description

The premises are arranged over ground and first floors, providing the following approximate internal floor areas:

Floor	Sq m	Sq ft
Ground	544.68	5,863
First	139.95	1,506
Total	684.63	7,369

Rent

£101, 000 per annum exclusive.

Lease

The property is available by way of a sublease or assignment of the existing lease, expiring 28/05/2025.

Planning

The premises are available for any use within Class E of the Town & Country Planning (Use Classes) Order 2020.

Interested parties should carry out their own due diligence in this regard.

Business rates

We understand that the property is assessed as follows:

Rateable value: £88,500

Interested parties may benefit from rates relief if applicable. Interested parties should carry out their own investigations.

EPC

An Energy Performance Asset Rating is **E-125 A** certificate can be made available .

Legal costs

Each party is to be responsible for their own legal costs incurred in the transaction.

VAT

VAT if applicable will be charged at the standard rate.

The link below provides access to the new Sainsbury's UK Property Website which provides full details on all our Argos disposals.

<https://sainsburysproperties.co.uk/>

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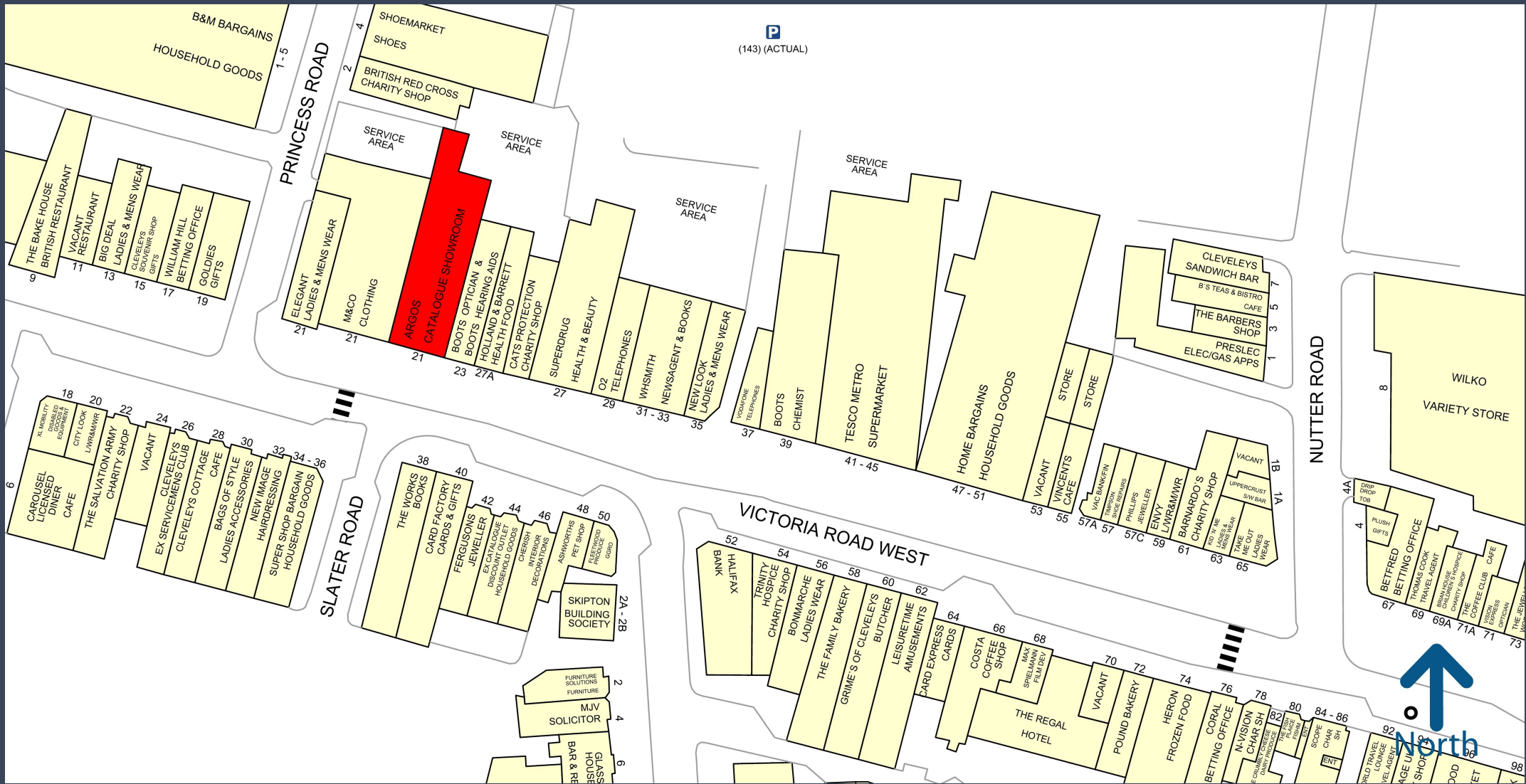
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