



# PROMINENT RETAIL UNIT

## FOR SALE

2 Rossall Road,  
Thornton-  
Cleveleys  
FY5 1AP

### LOCATION

The property is located in the heart of Cleveleys Town centre in a prominent position fronting Rossall Road close to its junction with Cleveleys Road West. Cleveleys is a coastal market town on the Fylde Coast situated approximately 3 miles north of Blackpool and 2 miles south of Fleetwood.

### DESCRIPTION

A substantial three storey, retail unit which provides retail accommodation on both ground and first floor with ancillary storage accommodation to the second floor. Other benefits include;

- Goods lift (2800lbs)
- Full width display frontage
- Suspended tile ceiling
- Recessed lighting

### FLOOR AREAS

Ground Floor	189.90 sq m (2,043 sqft)
First Floor	166.60 sq m (1,793 sqft)
Second Floor	191.30 sq m (2,058 sqft)
<b>Total</b>	<b>547.80 sq m (5,894 sqft)</b>

### TENANCY

There is a lease in relation to a rooftop telephone mast for a period of 20 years from December 2005. The rent is reviewed every 5 years to RPI and the current passing rent is £5,369.89 per annum plus VAT.

### TENURE

The property is available Freehold.

**SALE PRICE** £475,000

### MONEY LAUNDERING

In Accordance with the Anti-Money Laundering Regulations 2017, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

### RATES

R.V. £ 28,250 (2017 list) Estimated Rates Payable £13,870 (2018/2019).

For further enquiries, please contact Wyre Borough Council on 01253 891000.

### VAT

All terms quoted are exclusive of, but may be liable to, VAT at the prevailing rate.

### LEGAL FEES

Each party to be responsible for its own legal costs in connection with the transaction.

### VIEWING

Strictly by appointment

### CONTACT

JOE ASSALONE

01772 769000

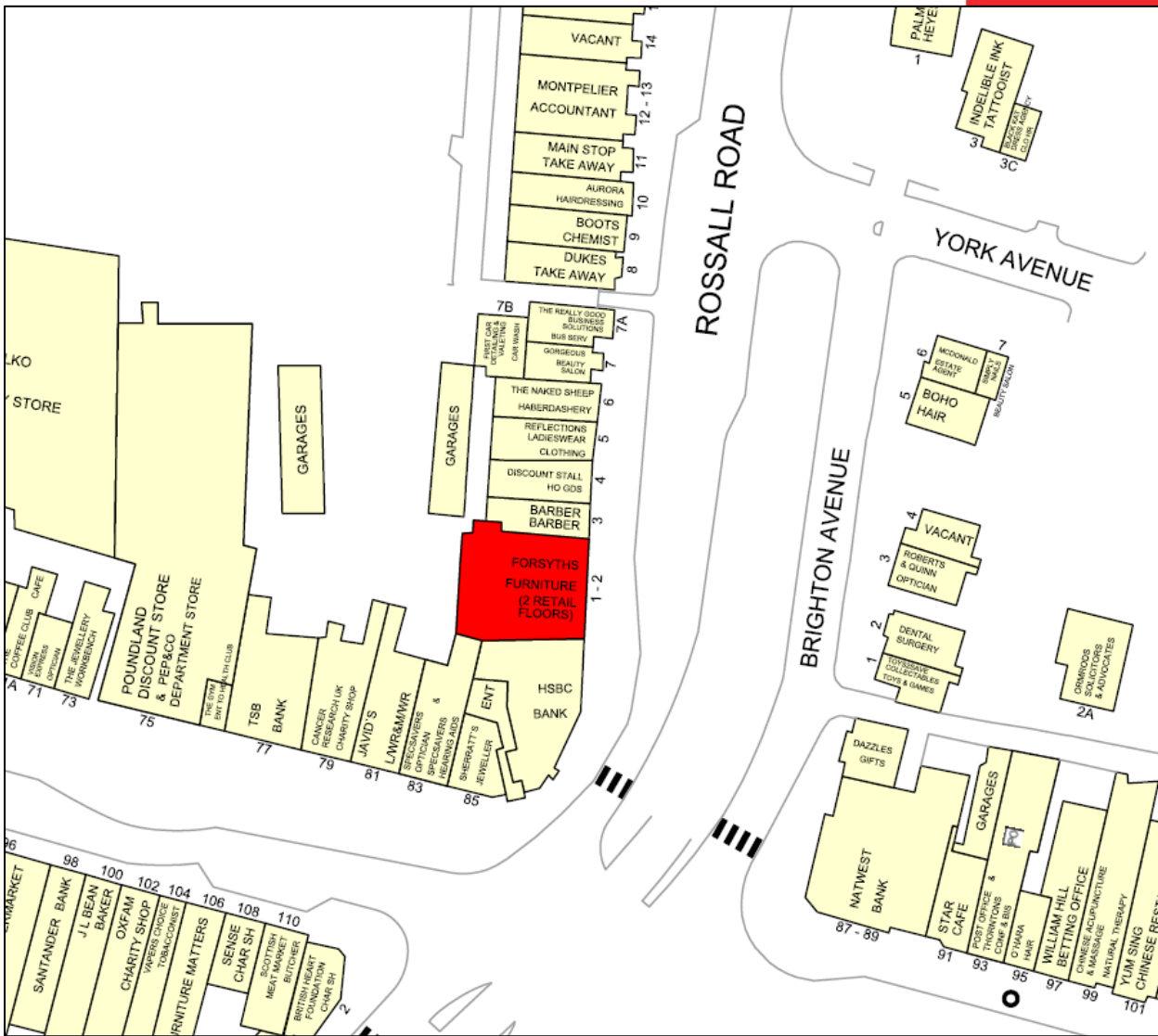
[joe@pinkus.co.uk](mailto:joe@pinkus.co.uk)

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AN EPC HAS BEEN COMMISSIONED AND  
WILL BE PROVIDED UPON REQUEST.

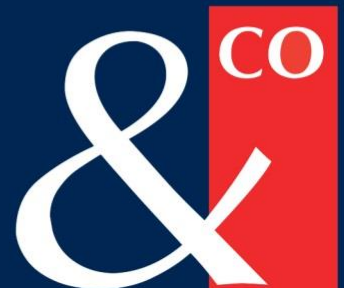
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