



FOR SALE

FORMER FUNERAL PREMISES

468 Sq Ft (43.48 Sq M)

◆ Residential area ◆ Freehold available ◆ Prominent unit



26, Fleetwood Road North
Thornton-Cleveleys, FY5 4AD

LOCATION

The subject premises are prominently located on Fleetwood Road North where it meets Rydal Avenue within a popular residential area.

DESCRIPTION

The property comprises a two-storey semi-detached former ground floor funeral parlour with separate first floor residential accommodation sold on a long leasehold basis. Internally the unit provides a small reception area to the front, leading to further office/retail space and w/c, kitchen to the rear. Externally at the back of the property there is a reasonable sized courtyard/garden which can be accessed through the side gate. Parking is available in the forecourt fronting the building. The building is offered with vacant possession of the ground floor only.

ACCOMMODATION

Measured in accordance with the RICS Code of Measuring Practice (6th Edn) the property provides the following Net Internal floor areas:-

Ground floor shop - 468 sq ft
First floor - not measured

RATES

Shop and Premises

Rateable Value:	£3,350
Rates Payable (2019/2020):	0

For viewing arrangements or to obtain further information please contact:

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Max Vause
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TERMS

The property is available for sale freehold with full vacant possession of the ground floor shop. The upper floor is sold on a 999 year long leasehold basis from 21.2.1990 at a peppercorn rent. The quoting price is £135,000.

EPC

An Energy Performance Assessment has been commissioned.

VAT

The property is not elected for VAT.

ANTI MONEY LAUNDERING REGULATIONS

In accordance with Anti-Money Laundering Regulations, evidence of identity and source of funding will be required from the successful purchaser prior to instructing solicitors.

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