

**TO LET**

Ground Floor  
35 Victoria Road East  
Thornton-Cleveleys  
Lancs FY5 5BU



- To Let by way of a new lease
- Suit A1 or A2 Use
- Prominent main road position
- Gas central heating & electric – included within the rent
- Kitchen/Separate wcs, 1 parking space available
- Approximately 50 sq.m (532 sq.ft)

**Rental: £8,500 per annum exclusive**



**RICS**

The mark of  
property professionalism worldwide

290 Church Street Blackpool Lancs FY1 3QA  
surveys@michaelcuddy.co.uk  
www.michaelcuddy.co.uk  
Fax: (01253) 753303  
Tel: (01253) 751616

## **DESCRIPTION**

Modernised, self-contained office suite which is presently vacant and therefore immediately available.

The property is situated immediately within the thriving Thornton Village centre.

The lease includes the provision of gas fired central heating and electricity supply.

Public transport services are available immediate outside the premises and a single parking space to the rear is included within the demise.

## **ACCOMMODATION**

The accommodation briefly comprises:-

### **Ground Floor**

Retail showroom/office 3.57m frontage x 3.9m average depth, incorporating the electric consumer unit. Suspended tiled ceiling, double radiator, PVCu double glazed front window with secure shutters and venetian blinds

Private office 2.56m x 3.5m with suspended tile ceiling and radiator

Inner passage leading to

Open plan office 3.8m x 2.85m with radiator

Rear area 2.72m x 5.3m

Separate understairs storage cupboard

Rear entrance providing access to the kitchen with sink unit and cupboards

Ladies wc

Gents wc

Excluded from the lease but available by prior booking on an ad-hoc basis:-

Rear boardroom 3.0m x 4.85m with double radiator and PVCu double glazing

Rear entrance door leading to the communal car park with a parking space reserved.

## **AREAS**

The Net Internal Floor Area of the main letting accommodation, excluding the rear boardroom area, amounts to some 50 sq.m (532 sq.ft) or thereabouts.

## **SERVICES**

The property has the benefit of all mains services.

Gas fired central heating system shared with the first floor office accommodation and electricity supply are included within the quotation rental.

## **LEASE TERM**

The property is To Let by way of a new three year lease, or longer, formal terms to be agreed.

## **COSTS**

The incoming tenant would be responsible for the payment of the landlord's reasonable and normal legal and administrative costs incurred in creation of the new lease.

## **RENT REQUIRED**

£8,500 per annum

## **VAT**

We are advised that VAT will not be charged on the passing rental.

## **BUSINESS RATES**

????

## **EPC**

To be provided.

## **FURTHER INFORMATION**

All viewings and negotiations should be conducted strictly through the Sole Letting Agent:

**Contact: Michael Cuddy**

Telephone: 01253 751 616

Fax: 01253 753 303

Email: [agency@michaelcuddy.co.uk](mailto:agency@michaelcuddy.co.uk)

### **Misrepresentation**

Michael Cuddy, Chartered Surveyors for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) None of the appliances nor service installations have been tested and their condition is not known.(iv) no person in the employment of Michael Cuddy, Chartered Surveyors has any authority to make or give any representation or warranty whatever in relation to this property.

