

**TO LET**

35a Victoria Road East  
Thornton-Cleveleys  
Lancs FY5 5BU



**TO LET BY WAY OF A NEW LEASE**

- First floor serviced office suite
- Gas central heating
- Each office has a phone and computer network point
- Approx 32.5 sq.m (350 sq.ft). Net internal area
- Rent includes for water, electricity and gas

**Rent: £6,000 per annum**



**RICS**

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## LOCATION

Modernised, self contained office suite directly to the heart of Thornton Village Centre.

The property offers its own self contained access directly off the Victoria Road East public footpath with staircase leading to first floor office suite.

## ACCOMMODATION

The accommodation comprises:-

### To the Ground Floor

Entrance with burglar alarm fitted, gas and electric meter point. PVCu front door

### To the First Floor

Landing with radiator

Front Office 3.4m x 2.4m maximum dimensions with radiator, suspended tile ceiling and sash window

Front Office 4.0m x 2.4m average dimensions with radiator, chimney breast, sash window and suspended tile ceiling

Internal Middle Office 2.8m x 2.5m maximum dimensions with radiator and suspended tile ceiling

Rear Office 3.0m x 2.8m with radiator and part double glazed window

Kitchen 1.77m x 1.6m with sink unit and Vaillant combi gas fired central heating boiler, double glazed window

Gents wc with wash hand basin and radiator

Ladies wc with wash hand basin and radiator

Staircase leading off the hallway to an attic storage room (not included within the demise)

Excluded from the lease but available by prior booking on an ad-hoc basis, to the ground floor at 35 Victoria Road East,:-

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

## SERVICES

The property has the benefit of all mains services.

## 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.

## LEASE TERM

The property is to let by way of a new three year lease

## COSTS

The incoming tenant will be responsible for the landlords reasonable and normal legal costs incurred in granting of the lease.

## RENT REQUIRED

Rent required £6,000 per annum to include water, electricity and gas.

The tenant will be required to discharge payment in respect of landlords buildings insurance premium (approximately £200 per annum).

An occasional right of access would be required by the Landlords over the first floor landing for access to their storage facility to the roof void over the subject premises.

## VAT

All figures quoted are exclusive of but may be subject to VAT at the standard rate.

## EPC



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