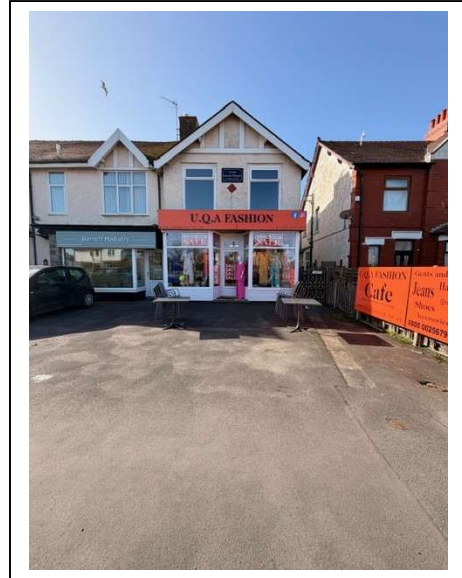


**22 and 22a Rossall Road,
Cleveleys**

REF: INV539M

- * Investment Property Comprising Retail Unit and Separate 2 Bedroom Tenanted Apartment Above**
- * Cleveleys, Lancashire**
- * Prime All Year-Round Trading Location**
- * Suitable for a Number of Uses**
- * Double Fronted Unit**
- * Forecourt for Trading or Parking**
- * In Good Order Throughout**
- * Retail Unit Offered with Vacant Possession**
- * Priced to Sell**
- * Viewing Recommended**



DESCRIPTION: **FOR SALE BY ONLINE AUCTION On Behalf of Pattinson Auctions** Kenricks are delighted to offer this Investment Property for Sale.

The premises is situated in the busy all year-round trading location of Rossall Road, Cleveleys.

The shop is currently being operated as a clothing store, but the premises is being offered with vacant possession and will be suitable for a number of uses

Viewing is recommended.

Ground Floor (approx. 811 sq. ft.)

Main Entrance leading to:

Front Shop Area with tiled flooring and suspended ceiling with concealed lighting.

Central Retail Area with Counter area, Changing Room, tiled flooring, suspended ceiling and concealed lighting.

Rear Retail Area with suspended ceiling and concealed lighting.

Toilet.

Storeroom x 3.

REF: INV539M

Separate Ground Floor Entrance to Apartment at the Side of the Property:
Stairs leading to:

First Floor Apartment

Double Bedroom.

Master Bedroom.

Bathroom with 3-Piece Suite comprising Bath with shower above, sink and toilet.

Lounge with feature fireplace.

Kitchen with fitted wall and base units, breakfast bar and vinyl flooring.

EXTERIOR: Generous Garden to the rear of the property with outhouse building which is in need of refurbishment but could be suitable for a number of uses subject to planning permission.

Forecourt to the front of the property which can be used for trading or parking.

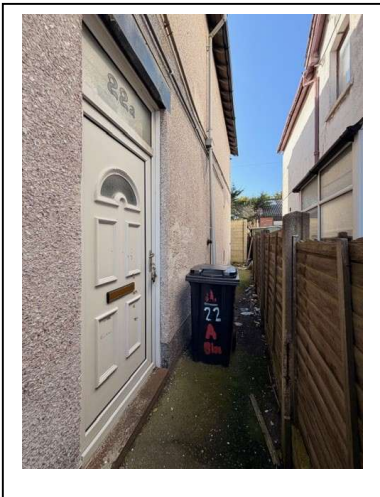
AGENTS NOTES: We have been informed the retail unit could be leased for approximately £1,000 pcm and the apartment is currently let at a rent of £800 pcm including utilities.

Sale subject to the fees, terms and conditions of Pattinson Auctions.

TENURE: Freehold.

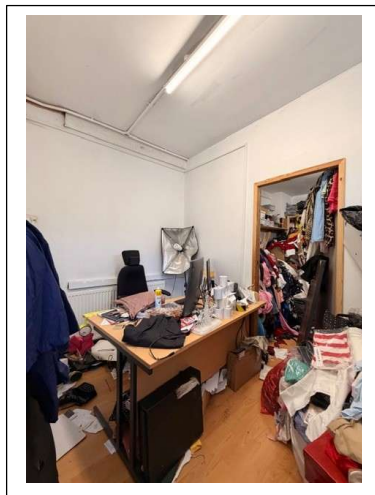
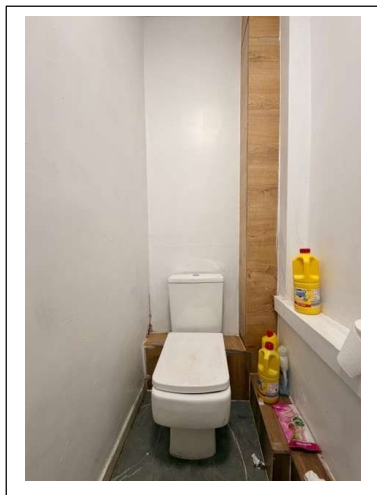
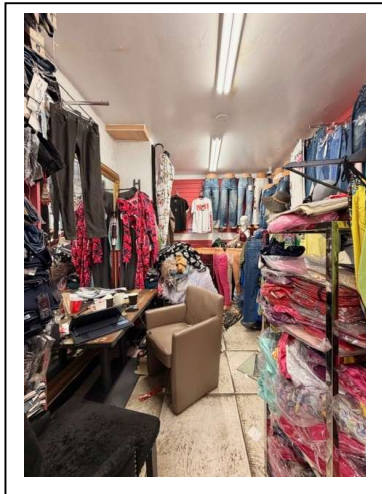
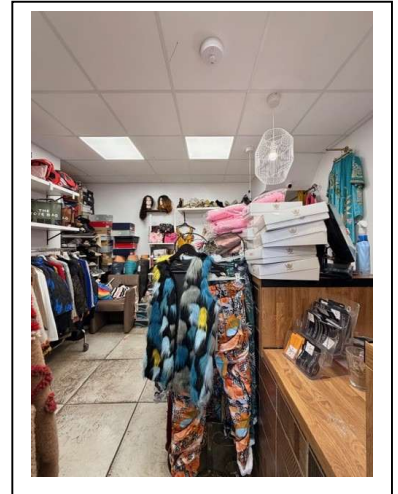
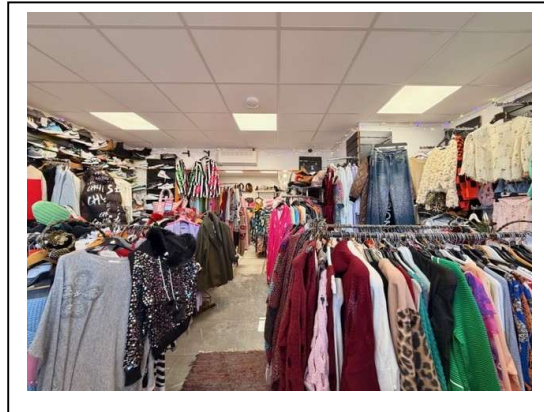
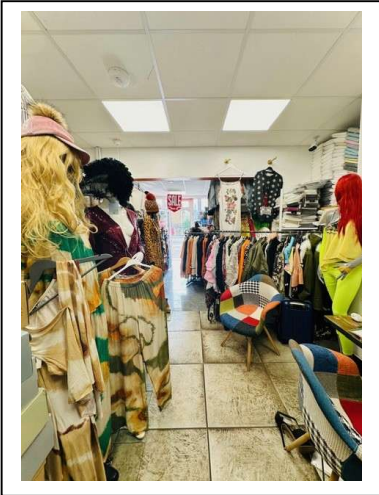
STARTING BID: £200,000

VIEWING: By appointment through Kenricks - 01253 420420.



REF: 0RL382M

Retail Unit



REF: 0RL382M

First Floor Apartment

