

**Botanical House,  
4 Victoria Road West,  
Cleveleys**

**REF: 00F973L**

- \* **4 Self-Contained Boutique Holiday Apartments Plus a Leased Retail Unit.**
- \* **Turnkey Investment**
- \* **Cleveleys, Lancashire**
- \* **Close to Cleveleys Promenade**
- \* **Busy All Year-Round Trading Location**
- \* **Refurbished Throughout**
- \* **Tremendous Potential**
- \* **Fantastic Accounts**
- \* **Viewing Recommended**



**DESCRIPTION:** Kenricks are delighted to offer these 4 Self-Contained Apartments with a Leased Retail Unit for sale. This 3-storey property is situated in the busy all year-round trading location of Victoria Road West, Cleveleys. The property is a stone's throw from the Prestigious Cleveleys Promenade with two apartments benefiting from stunning sea views.

These beautifully appointed luxury holiday apartments have undergone extensive refurbishment throughout and already benefit from having strong accounts.

This property is a turnkey investment and has a fantastic management agent and cleaners already in place if you wish to use them. This gives you the option of having a hands-off investment that you can operate from anywhere in the world.

These beautiful boutique holiday apartments offer a wow factor and are sold fully furnished with all appliances, and bookings included in the sale.

The ground floor retail unit is currently Leased as a well-known and popular bookshop for £7,000 per annum.

Viewing is Highly Recommended.

**REF: 00F973L**

**Ground Floor (Approx 409 sq. ft.)**

Retail Unit currently leased as a book shop.

Separate Entrance leading to:

Communal Hallways for apartments with an illuminated selfie flower wall.

**Flat 1**

Separate entrance to the rear with a well-maintained yard and seating area.

Open plan Lounge/Fitted Kitchen/Diner.

Double Bedroom.

Shower and Toilet.

**First Floor**

**Flat 2**

Open plan Lounge/Fitted Kitchen/Diner.

Double Bedroom.

Shower and Toilet.

**Flat 3**

With Sea Views

Open plan Lounge/Diner leading to:

Fitted Kitchen.

Twin Bedroom.

Shower and Toilet.

**Second Floor**

**Flat 4**

With Sea Views

Open plan Lounge/Diner.

Fitted Kitchen.

Double Bedroom.

Shower and Toilet.



**EXTERIOR;** Forecourt.

**AGENTS NOTES:** The property is centrally heated and has double glazing.

**REF: 00F973L**

**BUSINESS:** We are informed the ground floor retail unit is currently let on a Rolling Lease at an annual rent of £7,000 per annum to a long-standing tenant as a bookshop. The Holiday Apartments have been trading since May 2023 and we have been informed the turnover is £57,000 per annum.

**TENURE:** Freehold.

**PRICE:** £295,000

**VIEWING:** By appointment through Kenricks 01253 420420.

