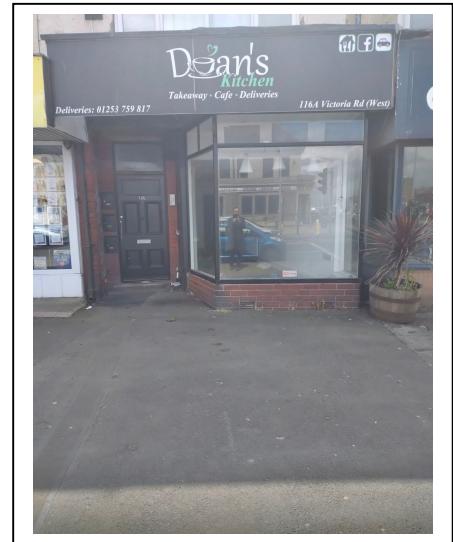


**116A Victoria Road West  
Cleveleys**

**REF: 0CL584M**

- \* **Empty Catering Unit**
- \* **Cleveleys, Lancashire**
- \* **Superb All Year-Round Trading Location**
- \* **Priced to Sell**
- \* **Forecourt Trading**
- \* **Suitable for a Number of Uses Subject to Planning Permission**
- \* **Viewing Recommended**



**DESCRIPTION:** Kenricks are pleased to offer this empty catering unit to lease.

This empty catering unit with forecourt is situated on the very popular all year-round trading location of Victoria Road West in the heart of Cleveleys Town Centre.

The premises previously traded as a well-known sandwich shop but could be suitable for a number of uses subject to planning permission.

Viewing is Recommended.

**Ground Floor (approx. 336sq ft)**

Main Shop with concealed spotlight lighting.

Toilet.

Kitchenette.

Rear Kitchen Area with a stainless steel extractor fan still in place.

**EXTERIOR:** Forecourt trading. Small yard to the rear.

**REF: 0CL584M**

**AGENTS NOTES:** The property has double glazing and central heating. The vendor would consider a nominal rent free period in order to facilitate a suitable tenant.

**TENURE:** New flexible lease offered at a rent of £7,500 per annum.

**PRICE:** No Ingoing. Incoming tenant may be responsible for Landlord's legal fees in this transaction.

**VIEWING:** By appointment through Kenricks - 01253 420 420.

