

**Rear of Floss Mill
Unit 4
St Georges Lane
Cleveleys**

REF: MIS640M

- * **Empty Workshop/Warehouse with Office**
- * **Town Centre, Cleveleys**
- * **Busy All Year Round Trading Location**
- * **Suitable for a Number of Uses**
- * **In Good Order Throughout**
- * **Detached Building**
- * **Excellent Potential**
- * **New Flexible Lease Available**
- * **Viewing Recommended**



DESCRIPTION: Kenrick Commercial are pleased to offer this Ground Floor Workshop/Warehouse for lease.

This well-presented unit is situated in the popular trading location of St Georges Lane in Cleveleys.

The unit is situated to the rear of well know and popular Floss Mill Building.

The Unit would be suitable for a number of uses including dance and yoga studio, light industrial workshop and warehouse unit.

Ground Floor (approx 800 sq ft).

Main Entrance leading to small office area with tile flooring.

Open Plan Workshop /Studio Area with laminate flooring with concrete base.

Toilet with washbasin.

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EXTERIOR: Small forecourt area with electric shutter leading to main workshop.

AGENTS NOTES: The property has a Combi Boiler fitted for central heating and hot water, electric supply and telecommunications.

TENURE: Leasehold – New Flexible lease offered at a Rent of £650 per calendar month with 2 months rent in advance.

PRICE: No Ingoing – 2 months' rent deposit required

VIEWING: By appointment through Kenrick & Co.

