Floss Mill
St Georges Lane
Cleveleys

REF: INV650M



* **Investment Property Comprising 4 Separate Commercial Units**
* **Town Centre, Cleveleys**
* **Busy All Year Round Trading Location**
* **Prominent Position**
* **Total Area 0.052 acres / Perimeter 219.783ft**
* **In Excellent Order Throughout**
* **When Fully Let Draws £23,157 per annum**
* **Excellent Potential**
* **Viewing Recommended**

DESCRIPTION: **FOR SALE BY AUCTION On behalf of Pattinson Auctions** Kenricks are pleased to offer this rare opportunity to purchase this well known building for sale which is situated in the heart of Cleveleys Town Centre.

Floss Mill was built in 1908 but has been maintained to a high standard throughout and comprises of 4 separate commercial units.

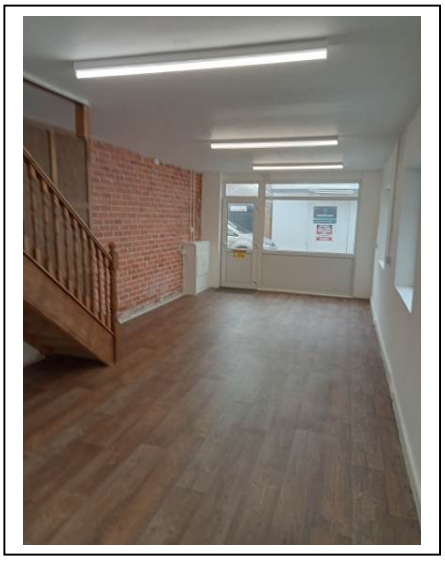
This well-presented building is currently let to 4 separate businesses.

Ground Floor

Unit 1 (approx. 333 sq ft).
Main Entrance leading to Open Plan Ladies' Hairdressers.

Unit 2 (approx. 420. sq ft)
Leased to an artificial flower arranger.
Open Plan leading to Studio area with sink to the rear.

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First Floor

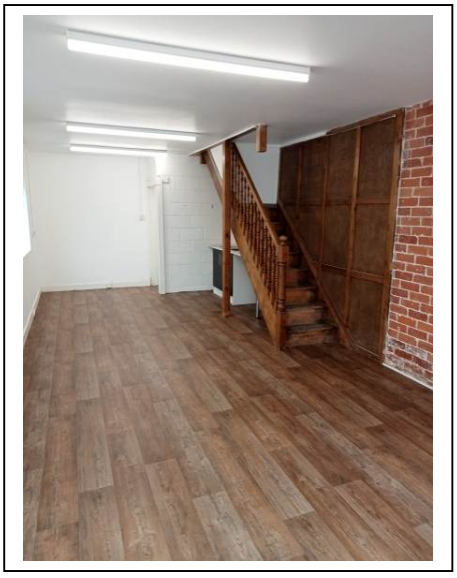
Unit 3 (approx. 823 sq ft)
Currently leased to a Doll Manufacturer.
Open Plan Studio Area with timber beamed ceiling.
Kitchen
Toilet
Storeroom
Workshop area

Unit 4 (approx. 800 sq ft)
Main Entrance leading to small office area with tiled flooring.
Open Plan Workshop /Studio area with laminate flooring with concrete base.
Toilet with washbasin.

EXTERIOR: Small forecourt area with electric shutter leading to main workshop. Paved enclosed courtyard area with toilet and entrance to Unit 3.

AGENTS NOTES: Unit 1 & 2 have electric heating, Unit 3 has central heating, Unit 4 has a Combi Boiler fitted for central heating and hot water, electric supply and telecommunications.
Sale subject to the fees, terms and conditions of Pattinson Auctions.

Business: Unit 1 is leased at an annual rent of £3,900, Unit 2 is leased at an annual rent of £4,017, Unit 3 is leased at an annual rent of £7,620. Unit 4 is leased at an annual rent of £7,620 per annum. When fully let the property draws £23,157



TENURE: Freehold.

STARTING BID: £180,000

VIEWING: By appointment through Kenricks 01253 420420

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