

# TO LET

## 124 Victoria Road West Cleveleys

Prominent and recently refurbished town centre shop available without ingoing.



### LOCATION

Victoria Road West is the main shopping parade within Cleveleys.

This shop is prominently situated fronting Victoria Road West close to its junction with Rossall Road.

Nearby occupiers include, Subway, and the Royal Bank of Scotland.

### DESCRIPTION

Recently refurbished ground floor shop.

### ACCOMMODATION

Approximately 735 sq. ft of retail space along with WC and kitchen.

Please refer to the attached plans.

For further information and to arrange to view please contact:

**nobletts.com**

10 Cedar Square Blackpool Lancashire FY1 1BP.

Telephone: 01253 295599

We are open weekdays 8:30am until 5:00pm.

### LEASE DETAILS

A new 5 year lease is available. Further details on request.

### COUNCIL TAX BAND

To be assessed.

### SERVICES

Mains water, drainage and electricity.

### TENURE

Leasehold

### VIEWING

Strictly by appointment with the sole agents:  
Nobletts.com

**To Let**  
**£14,500 per annum**  
**www.nobletts.com**  
the investment property market place

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