

# MORGAN

# MARTIN

## PRIME SHOP TO LET

**74 Victoria Road West  
CLEVELEYS  
FY5 1AG**



**Total Ground Floor Area: 3,690 sq ft (343 sqm)  
Potential to Sub-Divide**

### LOCATION

The property occupies a prime position on Victoria Road West in the centre of Cleveleys, close to Boots, Iceland, Home Bargains, Costa Coffee, M&S, etc.

### DESCRIPTION

The premises are arranged on ground floor only and provide the following net internal floor areas:

|                          |                    |                  |
|--------------------------|--------------------|------------------|
| Ground Floor Sales Area: | 2,850 sq ft        | (265 sqm)        |
| Ancillary Sales:         | 840 sq ft          | (78 sqm)         |
|                          | <b>3,690 sq ft</b> | <b>(343 sqm)</b> |

All measurements have been made in accordance with the RICS Code of Measuring Practice.

### RATEABLE VALUE

With effect from 1 April 2023 the Rateable Value will be £63,000.

### LEASE

The property is available on a new effectively full repairing and insuring lease for a minimum period of 5 years or longer, subject to 5 yearly upward only rent reviews.

### RENTAL

£70,000.00 per annum exclusive.

### SERVICE CHARGE

Full details on request.

### VAT

All rents and prices quote are or may be subject to the addition of VAT at the prevailing rate.

### EPC

Available upon request.

### LEGAL COSTS

Each party are to be responsible for their own legal costs.

### FURTHER INFORMATION

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