

To Let
£6,425 per annum exclusive



First Floor Commercial Lock-Up Unit

1,323 SQ FT (122.91 SQ M)

📍 UNIT 7, CLEVELEYS BUSINESS CENTRE, DORSET AVENUE, THORNTON-CLEVELEYS, FY5 2DE

TW
Turner Westwell
Commercial Agents

KEY FEATURES

- First floor commercial lock-up unit
- Established business location in Thornton-Cleveleys
- Quick access to the A585, Blackpool and Fleetwood
- Within a multi-let location
- May suit a range of uses (subject to planning permission)
- On-site parking
- Close to Cleveleys Town Centre
- Rental - £6,425 per annum/£123.55 per week exclusive
- Incentives available



LOCATION

The property is situated within an established commercial area just south of Cleveleys Town Centre, close to the Fylde Coast. The property benefits from convenient road access via Dorset Avenue, which connects directly to Rossall Road and the A585, providing links to Fleetwood, Blackpool and the wider motorway network.

The location is well served by public transport, with bus stops on Rossall Road approximately 150-300 metres (2-5 minutes' walk) from the business centre, offering regular services throughout the Fylde Coast area. Poulton-le-Fylde railway station is approximately 5 miles (8 km) away, around a 10-15 minute drive.

DESCRIPTION

The property forms part of the multi-let Cleveleys Business Centre, which is occupied by a range of commercial tenants. The building is of concrete frame construction, arranged over three storeys beneath a flat roof.

The available accommodation is situated on the first floor and is accessed via a pedestrian entrance leading to a communal stairwell. Most recently used as a small gym, the unit has been partly redecorated and dedicated WC facilities located within the main corridor.

ACCOMMODATION

In accordance with the Code of Measuring Practice (6th Edition), we have calculated the following approximate Gross Internal Areas:

Description/Floor	Sq M	Sq Ft
Unit 7 - First Floor	122.91	1,323

SERVICES

The mains services connected to the property to include water, electricity supply and of course, mains drainage.

Please note that Turner Westwell Commercial have not tested any of the service installations or appliances connected to the property.

LEASE TERMS & RENTAL

Available by way of a new Tenant's Full Repairing and Insuring lease for a term of years to be agreed.

£6,425 per annum/£123.55 per week exclusive.

SERVICE CHARGE

A service charge is levied to cover the cost of the maintenance and upkeep of the common parts. Further details are available on request.

VAT

VAT may be applicable and if so, will be charged at the prevailing rate.

BUSINESS RATES

Our enquiries of the Valuation Office Agency website have revealed that the subject property has a Rateable Value of £2,900, with effect from 1st April 2026. **100% Business Rates Relief may be available for qualifying occupiers. Interested parties are advised to clarify this directly with the Local Rating Authority (Wyre Council).**

The Standard Uniform Business Rate for the 2026/2027 Financial Year is 48.0 pence in the £, or 43.2 pence in the £ for qualifying small businesses.

USE/PLANNING

E-class - commercial, business and service. May suit other uses (subject to planning permission). **It is the responsibility of the Proposed Tenant to verify their intended use of the property (including any necessary change of use planning requirements) are suitable and acceptable to the Local Planning Authority (Wyre Council).**

LEGAL COSTS

Each party are responsible for their own legal costs involved in the transaction.

EPC

An Energy Performance Certificate (EPC) has been commissioned and a copy of the Report is available on request.

ANTI-MONEY LAUNDERING (AML)

In accordance with the Criminal Finances Act 2017 and the regulations set by HMRC and RICS, Turner Westwell Commercial Agents must perform AML due diligence for all clients, as well as for buyers and tenants involved in any transaction. This means we will need to gather personal, detailed financial and corporate information before we can finalise any transaction.

VIEWINGS

Strictly by appointment with the sole agents TURNER WESTWELL COMMERCIAL AGENTS.

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