

For Sale
OIRO £295,000

BUSINESS
UNAFFECTED



Prominent Mixed-Use Investment Premises (Business Unaffected)

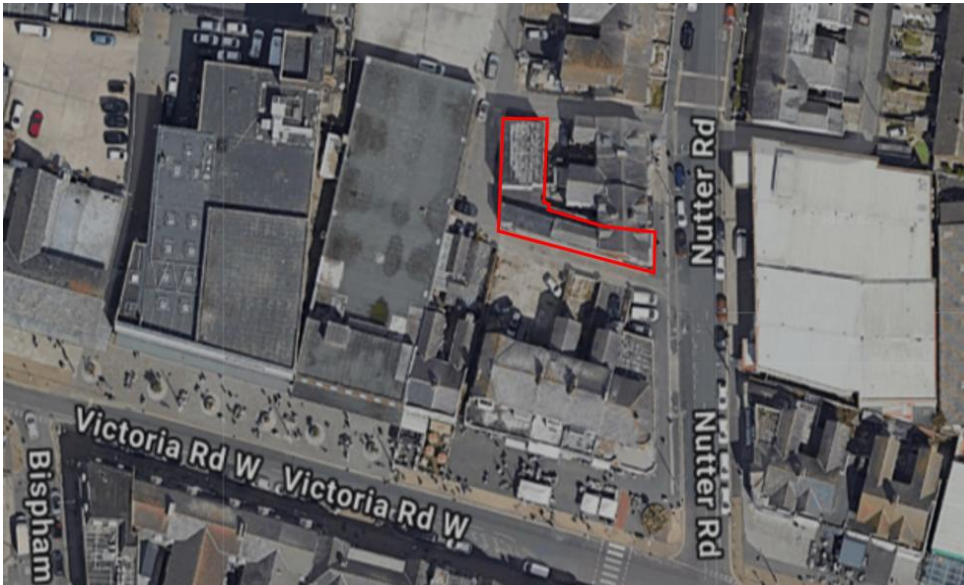
4,387 SQ FT (407.55 SQ M)

📍 1 NUTTER ROAD, THORNTON-CLEVELEYS, LANCASHIRE, FY5 1BG

TW
Turner Westwell
Commercial Agents

KEY FEATURES

- Prominent end-terrace, double-fronted mixed-use investment property
- Located in the heart of Cleveleys, just off Victoria Road West
- Within easy walking distance of the main shopping district
- Surrounded by a mix of residential properties and independent businesses
- Close to the seafront and promenade, benefiting from strong footfall and visibility
- Open-plan ground floor retail accommodation with glazed frontage
- Extensive rear workshop and storage with roller shutter access
- Self-contained three-bedroom flat arranged over two upper floors
- Held Leasehold for a term of 999 years from 13/10/1902
- New lease for commercial element to commence upon completion
- Business unaffected
- Annual income of £32,700 per annum
- Offers in the Region of £295,000



LOCATION

Cleveleys is a coastal town forming part of the wider Thornton-Cleveleys area in Lancashire, North West England. It is situated on the Fylde Coast, positioned just north of Blackpool and south of Fleetwood.

The local area comprises a mix of residential properties and small independent businesses, including shops, cafés, and takeaways. The nearby beach and promenade further enhance the town's appeal to both residents and visitors.

The subject property is situated just off Victoria Road West, at the heart of Cleveleys, and within easy walking distance of the main shopping district. Its central location ensures strong visibility, high footfall and convenient access to both the town centre and seafront, making it well-suited for a variety of commercial uses.

DESCRIPTION

The property is an end-terrace, double-fronted mixed-use building of red brick construction, with double glazing throughout, a pitched slated roof with dormer windows, and a two-storey rear extension. To the rear is a substantial two-storey workshop and storeroom with flat roof, externally rendered elevations and roller shutter access, suitable for storage and deliveries.

The ground floor provides open-plan retail accommodation with prominent glazed display frontage and ancillary storage, kitchen and WC facilities.

The upper floors comprise a self-contained three-bedroom flat with a spacious open-plan living area, fitted kitchen/diner and bathroom, finished to a good standard throughout.

SERVICES

The mains services connected to the property to include water, gas, 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.

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
Ground Floor	203.36	2,189
First Floor	98.94	1,065
Flat (3 bedroom)	105.26	1,133
Total	407.55	4,387

TITLE/TENURE

The property is held Leasehold under Title Numbers LA768870 and LA719115 for a term of 999 years from 13/10/1902.

SALE PRICE

Offers in the Region of £295,000 exclusive.

VAT

VAT is not applicable.

CURRENT TENANCY INFORMATION

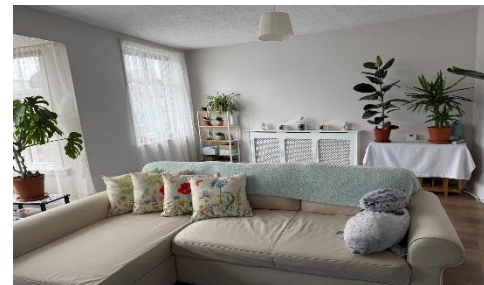
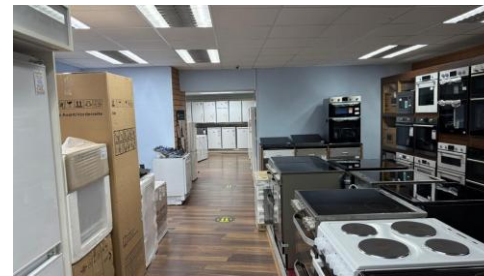
Commercial

The commercial element is currently owner-occupied, however, will be offered with a new Internal Repairing and Insuring Lease to Preslec Spares Ltd for 2 years, paying an annual rent of £25,200. The Tenant will have a right to renew this tenancy for a further 2 years post lease expiry.

Residential

We understand the flat is fully occupied, as follows: -

6 month Assured Shorthold Tenancy lease from 10th February 2023, at a rental of £7,500 per annum. Due to the AST having expired, we assume this particular Tenant is "holding over".



BUSINESS RATES

Our enquiries of the Valuation Office Agency website have revealed that the ground floor retail element has a current Rateable Value of £16,000. The Standard Uniform Business Rate for the 2025/2026 Financial Year is 55.5 pence in the £, or 49.9 pence in the £ for qualifying small businesses.

Interested parties are advised to qualify this directly with the Local Rating Authority (Wyre Council).

COUNCIL TAX

The flat is rated as a Band A property for Council Tax purposes. The Tenant of the flat is responsible for the Council Tax payments direct to the Local Authority.

EPC

Commercial - Energy Efficiency Rating of B(44). The certificate is valid until 24th July 2033.

Residential - Energy Efficiency Rating of B(48). The certificate is valid until 7th November 2031.

Full copies of the reports are available upon request.

LEGAL COSTS

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

PLANNING/USE

Interested parties are to make their own enquiries with the Local Planning Authority (Wyre Council) with regards to their intended use of the property.

Important Notice : Messrs Turner Westwell Commercial Agents for themselves and for the vendors or lessors of this property whose agents they are given notice that a] The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute nor constitute part of an offer of contract, b] All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them, c] no person in the employment of Messrs Turner Westwell Commercial Agents has any authority to make or give any representations or warranty whatsoever in relation to this property.

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.

Nathan Broughton | Graduate Surveyor

BSc (Hons)

☎ 01257 441474 ✉ nathan.broughton@turnerwestwell.co.uk

Daniel Westwell | Director

BSc (HONS), MRICS | RICS Registered Valuer

☎ 01257 441474 ✉ daniel.westwell@turnerwestwell.co.uk

Adam Westwell | Director

BSc (HONS), MRICS | RICS Registered Valuer

☎ 01257 441474 ✉ adam.westwell@turnerwestwell.co.uk

