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**TO
LET**



COMMERCIAL UNIT

242 m² (2,608 ft²)

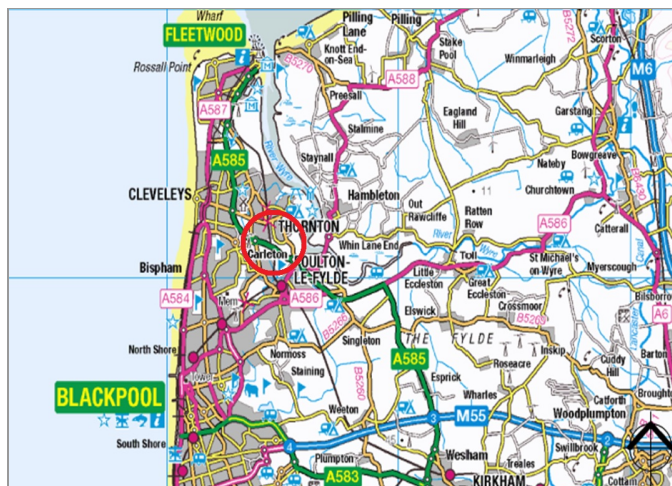
**New Lane
Thornton Cleveleys
FY5 5NH**

- Established Burnside Garden Centre location benefitting from regular footfall
- Strong A585 and Fylde coast road connectivity
- Suitable for a variety of uses including trade counter S.T.P
- On site parking and rear access

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Location

New Lane provides access onto Fleetwood Road South and the A585 Amounderness Way, which forms the principal north-south route through this part of the Fylde Coast.

Poulton-le-Fylde town centre is approximately 2 miles to the south, with Cleveleys, Fleetwood and Blackpool all readily accessible. The A585 also provides onward connections to the A586, M55 and wider motorway network, including the M6 and Preston.

The property also benefits from regular customer footfall generated by the adjoining Burnside Garden Centre, enhancing its visibility and accessibility to visitors to the wider complex.

Description

The property is arranged in two principal sections which have been extended and adapted over time.

The front section comprises a modern steel portal frame extension, understood to have been constructed circa 2015, with brick infill walls surmounted by insulated profile metal cladding beneath a pitched insulated roof. This section benefits from uPVC windows and doors, an electrically operated roller shutter door, power-floated concrete floor, LED lighting and largely open-plan accommodation.

There is also loft storage within part of the accommodation, with potential scope to remove the ceiling and take advantage of the full eaves height, subject to requirements.

The rear section is of more traditional brick construction beneath pitched insulated sheeted roofs and provides a mix of reception, workshop, storage and amenity accommodation. The various areas are interconnected, with openings created between the different sections.

Externally, there is access to the rear roller shutter door together with parking for approximately 6 vehicles.

Accommodation

The premises extend to a Gross internal area of 242 sq m (2,608 sq ft).

Services

We understand the premises benefit from electricity, water and drainage.

Rating Assessment

The premises have a Rateable Value of £13,000.

Interested parties are advised to make their own enquiries with Wyre Borough Council.

Planning

We understand that the premises benefit from planning permission for uses generally within Class E of the Town & Country Planning (Use Classes) Order 1987 (as amended).

We recommend all interested parties make their own separate enquiries of the local planning authority, Wyre Borough Council.

Terms

The unit is to be offered by way of new FRI lease for a term of years to be agreed.

Asking Rental

£18,500 per annum, exclusive

Photographs and Plans

Any photographs and indicative plans incorporated in these particulars are provided for identification purposes only and should not be relied upon.

Energy Performance Certificate

Fylde Moorscare & Cycle New Lane THORNTON CLEVELEYS FY5 5N1	Energy rating B	Valid until 9 March 2035
		Certificate number: 6666-5517-8853-3248-5389

Property type

Total floor area

Retail/Financial and Professional Services

254 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is B.

Under 0

A+

0-25

A

26-50

B

51-75

C

76-100

D

101-125

E

126-150

F

151-175

G

Best zero CO2

40-45

Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

VAT

All rentals quoted are subject to VAT at the standard rate.

Legal Costs

Each party to be responsible for their own costs incurred in this transaction.

Enquiries

Via the sole agents:

Eckersley

Telephone: 01772 883388

Contact: Harry Holden

Email: preston@eckersleyproperty.co.uk