

For Sale



Cleveleys

Victoria Square, FY5 3LZ

Total Area: 3,846 sq ft (357.3 sq m)

Offers in the Region of: £260,000

Location & Description:

- Cleveleys is a vibrant coastal town located on the Fylde Coast in Lancashire, approximately 4 miles north of Blackpool and 3 miles south of Fleetwood. The town benefits from excellent road links via the A585, which provides access to the M55 and M6 motorway networks. Cleveleys is well connected by public transport, with regular bus and tram services linking it to Blackpool, Fleetwood, and beyond.
- The town boasts a strong retail offering, centred around Victoria Road West, where a mix of national and independent retailers can be found. The seafront has undergone significant regeneration, featuring the Cleveleys Promenade and stunning coastal views. The town supports a resident population of approximately 12,000 and benefits from seasonal tourism, particularly during the summer months.
- The subject property occupies a prominent position on the corner of Victoria Road West and the A587, opposite the tram stop which provides direct access to Blackpool.
- Nearby occupiers to NatWest include, Cleveleys Post Office, Ormerods Solicitors, William Hill, Subway, BHF and Specsavers.

Demise:

Ground Floor	1,590 sq ft (147.7 sq m)
Ground Floor Ancillary	1,197 sq ft (111.20 sq m)
First Floor Ancillary	1,059 sq ft (98.40 sq m)
Car Parking Spaces	2

Price:

Offers in the region of £260,000.

Tenure:

Freehold for sale with vacant possession.

VAT:

We have been advised the property is not subject to VAT. Buyer is to make their own enquiries.

EPC:

Available upon request.

Legal and Professional Fees:

Each party to bear their own costs.

Rating Assessment:

Rateable Value (April 2023) - £37,750.

Date Prepared:

April 2025

In accordance with the current Anti-Money Laundering (AML) Regulations, the purchaser/occupier will be required to satisfy the Vendor and their agents regarding the source of the funds used to complete the transaction.

For further information and to register and stay up-to-date with this property please click the image below.

**Contact Us:**

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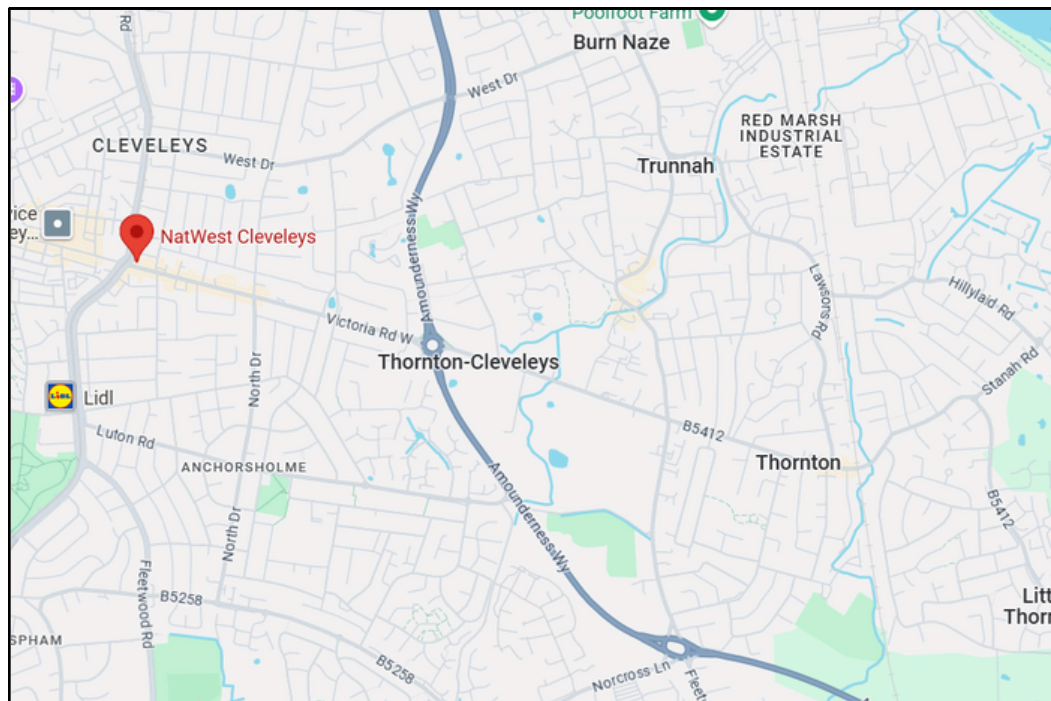
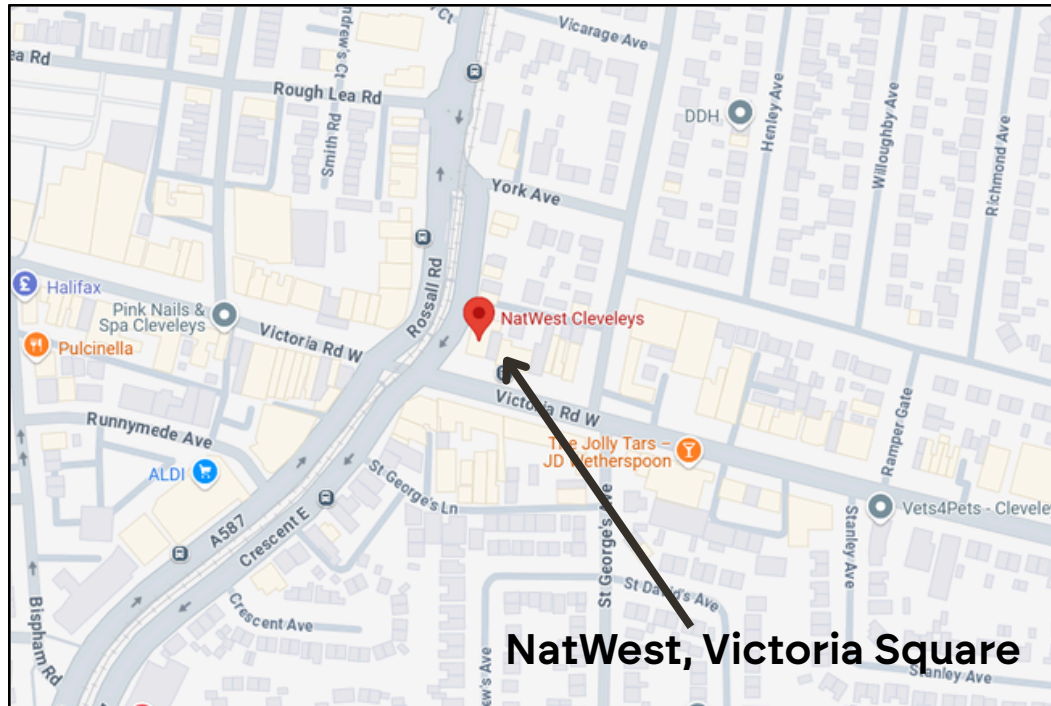
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In partnership with:



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