



Nabarro McAllister & Co

C h a r t e r e d S u r v e y o r s

**TO LET
SHOP AND FLAT**

**73 VICTORIA ROAD WEST,
THORNTON CLEVELEYS FY5 1AJ**



We give below brief details of a Town Centre shop with separate flat above.

Devonshire Lodge, Devonshire Avenue, Leeds LS8 1AY Telephone: 0113 266 7666 Fax No: 0113 268 4822
info@nabarromcallister.co.uk

Directors: Simon G. Nabarro BSc (Hons) F.R.I.C.S. I.R.R.V. & James R Horner, DipSurv, M.R.I.C.S.
Nabarro McAllister & Co Limited, Registered in England & Wales under Company No. 4657451
Devonshire Lodge, Devonshire Avenue, Leeds LS8 1AY

LOCATION

The property stands on Victoria Road being the main shopping street through Thornton, Cleveleys. Nearby occupiers include BetFred, Thomas Cook, Poundland, Vision Express, Cancer Research and Specsavers.

DESCRIPTION

The property comprises a ground floor lock-up shop with internal access and separate access to self-contained two storey maisonette. The building is of traditional construction with walls built in brick under a concrete tiled pitched roof.

ACCOMMODATION

Briefly the accommodation comprises;

SALES SHOP 393 sq.ft. with display window and central heating radiators.

REAR STAFF ROOM/KITCHEN 92 sq.ft. with single drainer stainless steel sink and radiator.

REAR LOBBY

STORE ROOM 53 sq.ft.

SELF-CONTAINED FLAT comprising;

First Floor; Landing Area, Kitchen, Bathroom, Bedroom, Living Room

Second Floor; Staircase/Landing, 2 Bedrooms.

The flat also benefits from gas fired central heating.

RATEABLE VALUE

The property is assessed for rating purposes on enquiry of the VOA website at Rateable Value £22,500.

TERMS

The property is offered on a new 10 year Lease with rent review at the end of the fifth year on full repairing and insuring terms at a commencing rent of £27,500 per annum.

LEGAL COSTS

Each party to be responsible for their own legal costs.

VIEWING

Strictly by appointment with the Chartered Surveyors.

Subject to Contract

MISREPRESENTATION CLAUSE

Nabarro McAllister & Co for themselves and for vendors or lessors of this property whose agents they are, give notice that:

1. The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute nor constitute part of, an offer or contract;
2. All descriptions, dimensions, reference to condition and necessary permission for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on any statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
3. No person in the employment of Nabarro McAllister & Co has any authority to make or give any representation or warranty whatever in relation to this property.

Regulated by RICS

Energy Performance Certificate

Non-Domestic Building



Cleveleys Jewellers
73 Victoria Road West
THORNTON-CLEVELEYS
FY5 1AJ

Certificate Reference Number:
0230-0835-3079-5302-5006

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient



Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

120 This is how energy efficient the building is.

Technical Information

Main heating fuel: Natural Gas
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 150
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m²): 139.01

Benchmarks

Buildings similar to this one could have ratings as follows:

27 If newly built

78 If typical of the existing stock

Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.

Administrative Information

This is an Energy Performance Certificate as defined in SI 2007:991 as amended.

Assessment Software:	iSBEM v5.2.d using calculation engine SBEM v5.2.d.2
Property Reference:	357058330000
Assessor Name:	James Homer
Assessor Number:	STRO001213
Accreditation Scheme:	Stroma Accreditation
Employer/Trading Name:	Nabarro McAllister & Co
Employer/Trading Address:	Devonshire Lodge, Devonshire Ave, Leeds, LS8 1AY
Issue Date:	10 Feb 2015
Valid Until:	09 Feb 2025 (unless superseded by a later certificate)
Related Party Disclosure:	Not related to the owner.

Recommendations for improving the property are contained in Report Reference Number: 0020-3905-0475-3230-8050

If you have a complaint or wish to confirm that the certificate is genuine

Details of the assessor and the relevant accreditation scheme are on the certificate. You can get contact details of the accreditation scheme from the Department's website at www.communities.gov.uk/epbd, together with details of the procedures for confirming authenticity of a certificate and for making a complaint.

Opportunity to benefit from a Green Deal on this property

The Green Deal can help you cut your energy bills by making energy efficiency improvements at no upfront costs. Use the Green Deal to find trusted advisors who will come to your property, recommend measures that are right for you and help you access a range of accredited installers. Responsibility for repayments stays with the property – whoever pays the energy bills benefits so they are responsible for the payments.

To find out how you could use Green Deal finance to improve your property please call 0300 123 1234.