



## Retail in FY5

Victoria Road East, Thornton-Cleveleys,  
Lancashire, FY5 5HT

**£140,000** Starting Bid

Tenure

**Freehold**

Private parking

## Property features

- ✓ Vacant 2 Storey Retail Unit
- ✓ Thornton Cleveleys
- ✓ Busy All Year Round Trading
- ✓ In Lovely Order Throughout
- ✓ Suitable for Various Uses Subject to Planning Permission

## Description

For sale via secure sale online bidding - terms and conditions apply.

On behalf of Pattinson Auctions Kenricks are delighted to offer this 2 Storey Retail unit for sale.

The unit is situated in the popular and desirable trading location of Victoria Road East in the village of Thornton.

The premises is in excellent order throughout and has been formerly used as a nail and beauty salon but would be suitable for other uses subject to planning permission. Offered with vacant possession.

Please note some images have been enhanced with AI to show the potential of the property once cleared.

The Property needs to be viewed to be fully appreciated.

Please note we have not inspected this property.

Price: Starting Bid £140,000

Property Type: Retail

Business Type: Other/Unspecified

Parking: Private

## Location

The unit is situated in the popular and desirable trading location of Victoria Road East in the village of Thornton.



## Accommodation - Ground Floor

Open Plan Retail Area (Approx 712 sq. ft.)  
Kitchenette (Approx 74.25 sq. ft.)  
Store Room.  
Fire Exit leading to car parking at the rear of the property.



## Accommodation - First Floor

Treatment Room 1 with sink (Approx 55 sq. ft.)  
Bathroom with toilet and sink (Approx 51 sq. ft.)  
Treatment Room 2 (Approx 70 sq. ft.)  
Main Treatment Room with sink (Approx 204 sq. ft.)

## Exterior

Parking to the front of the property for 2 motor vehicles and to rear of the property for 2 motor vehicles The rear of the property has access from Victoria Road East.



## Agent Notes

The premises is double glazed and central heated. The property has been trading as a nail and beauty salon but could be suitable for a number of uses subject to planning permission.

The property is being offered with vacant possession.

Sales are subject to the fees, terms and conditions of Pattinson Auctions.



## Tenure

Title number; LA792283 - Freehold



## Rateable Value

Future rateable value (from 1 April 2026) £10,250. Sourced from VOA.



## EPC

We currently await a copy of the EPC.

## Additional Information

For further information please contact our office directly on 0191 737 1154, or alternatively via email on [commercial@pattinson.co.uk](mailto:commercial@pattinson.co.uk). With regards to viewing subject property, this is to be done strictly by appointment.





Victoria Road East, Thornton-Cleveleys, Lancashire, FY5 5HT

Contact your local branch today for more information on this property:

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