




# T-Shirt Printing & Embroidery

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T-Shirts Polo Shirts Sweatshirts Hoodies  
EST. 1996

We can print  
your photo  
from your phone  
on T-shirt

**T-Shirt Print Shop**  
Your Photo on T-shirt or Hoodie

**Your Logo  
Text or Photo**



1b Nutter Road, Thornton-Cleveleys, FY5 1BG

£850 Per Month





### Area Map



### Details:

Amco Commercial are pleased to offer this excellent opportunity to lease a bright, open-plan retail unit situated just off Victoria Road West in the heart of Thornton-Cleveleys. The property provides approximately 388 sq ft of well-proportioned sales space, benefitting from full-height display windows,, good natural light and prominent frontage to a busy local parade.

Internally, the shop is largely open plan with laminate flooring, perimeter slat-wall panelling ready for merchandising, ample fluorescent lighting and multiple power sockets, making it ideal for a wide range of retail or service-led uses (Use Class E), such as boutique retail, salon, studio or office/showroom. To the rear there is a small staff/storage area with WC and wash-hand basin, providing practical welfare facilities.

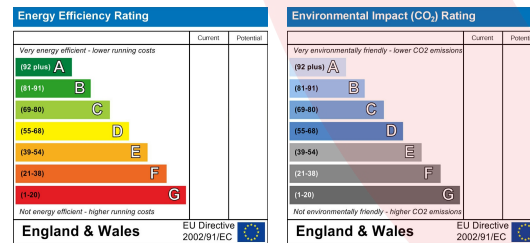
The unit enjoys strong visibility to both vehicular and pedestrian traffic, serving an established residential catchment with on-street parking available nearby. This is an affordable, ready-to-occupy space offering an incoming tenant a straightforward fit-out and a flexible layout in a popular neighbourhood location.

### Viewing

Please contact us on 0161 773 3978 if you wish to arrange a viewing appointment for this property or require further information.



### Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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