

**18 Bispham Road  
Thornton- Cleveleys**

**REF: INV439L**

- \* **Development Opportunity**
- \* **Cleveleys, Lancashire**
- \* **Close to Seafront**
- \* **Situated in the Heart of Cleveleys**
- \* **Suitable for Residential or Commercial Development**
- \* **Approx 46,000 sq ft**
- \* **Relocation Forces Sale**
- \* **Viewing Highly Recommended**



**DESCRIPTION: \*\* FOR SALE BY AUCTION \*\*** On behalf of Pattinson Auctions, Kenricks are delighted to offer this rare opportunity to develop this Town Centre site.

The site is situated in the popular Bispham Road in the heart of the vibrant Cleveleys Town Centre and being close to the Promenade and Seafront making it an extremely desirable residential location.

The site is currently used as the well-known Hesketh Car Sales premises and is offered for sale due to relocation.

This site would lend itself to a Residential or Commercial development subject to planning permission.

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**Ground Floor (approx. 46,000 sq ft)**

Car Sales Showroom with forecourt.

**AGENTS NOTES:** No planning permission has been passed but we feel confident that planning permission could be passed for a substantial residential development or commercial development, given its prominent location.

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

**TENURE:** Freehold.

**STARTING BID:** £1,600,000

**VIEWING:** By appointment through Kenricks 01253 420420

