374 Waterloo Road,
Blackpool

REF: 0RF777L



*** Development Opportunity**
*** Marton Blackpool**
*** Substantial 3 Storey Corner Property**
*** Prominent Main Road Position**
*** Empty Premises Formerly a Tanning Salon**
*** Suitable for a Number of Uses – Subject to Relevant Planning Permission**
*** Priced to Sell**
*** Freehold Title with Vacant Possession**
*** Car Parking for 5 Motor Vehicles**
*** 3 Phase Electricity Installed**
*** Viewing Recommended**

DESCRIPTION: *** FOR SALE BY AUCTION*** On behalf of Pattinson Auctions, Kenricks are delighted to offer this substantial and prominently positioned property for sale, sold by the owner of 32 years due to impending retirement.

This substantial 3 storey corner property is situated in a prominent position on the busy Waterloo Road in Marton, Blackpool being within easy reach of local amenities, transport links, schools and close to Blackpool Town Centre which is 1.4 miles away.

The property would be suitable for many different business uses such as Solicitors, Accountants, Doctors and Dentists etc.

Alternatively, there is expired planning permission for the upper floors to be converted into a flat and the ground floor to be a hairdressing salon.
Planning Application No. 11/0753.



In addition, plans were professionally drawn up to convert the entire building to residential use subject to planning permission. Nearby properties have previously been converted to flats also.

Land footprint approx. 0.017 acres (3,000 sq. ft.)

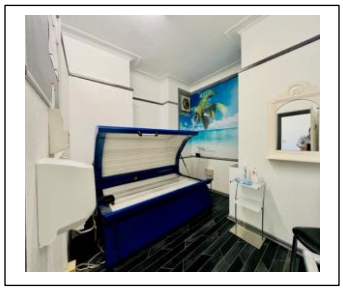
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Accommodation
Reception area, Kitchen, Pantry and toilet with wash hand basin.
Plus 9 further rooms all large enough to provide
a good-sized office space or treatment rooms.



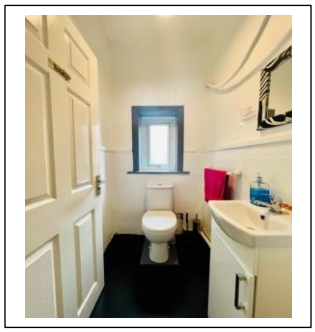
Ground Floor
Main Entrance leading to:
Open Plan Reception Area with laminated flooring and shelving to walls (approx. 277 sq. ft.).
Room 9 (approx. 132sq ft).
Fitted Kitchen with wall and base units.
Pantry.

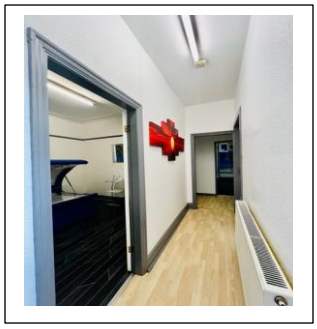


First Floor
Room 1 (approx. 146 sq. ft.)
Room 2 (approx. 128 sq. ft.).
Room 3 (approx. 96 sq. ft.).
Room 4 (approx. 119 sq. ft.).
Toilet with wash hand basin.

Second Floor
Room 5 (approx. 124 sq. ft.)
Room 6 (approx. 137 sq. ft.)
Room 7 (approx. 106 sq. ft.)
Room 8 (approx. 167 sq. ft.).

EXTERIOR; Car park to the side of the building with spaces for 5 motor vehicles.





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AGENTS NOTES: The property is gas centrally heated and has partial double glazing. CCTV and intruder alarm installed. 3 phase electricity is supplied. Sale subject to the fees, terms and conditions of Pattinson Auctions.

RATEABLE VALUE: The adopted value is £4,050 as of 1st April 2017.

TENURE: Freehold Title Number: LA900431.

STARTING BID: £125,000

VIEWING: By appointment through Kenricks 01253 420420.

