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The Royal Pavilion
9 Rigby Road
Blackpool

REF: INV085M

* **Development Opportunity**
* **South Shore, Blackpool**
* **Previously Had Outline Planning Permission for 15 Residential Apartments and 5 Ground Floor Retail Shops**
* **Excellent Location**
* **Close to the Promenade**
* **Substantial Detached Property**
* **Rare Opportunity**
* **Offered with Vacant Possession**
* **Total Area of Ground Floor 3,000 sq. ft.**
* **Viewing Highly Recommended**

DESCRIPTION: * FOR SALE BY AUCTION ***** On behalf of Pattinson Auctions, Kenricks are delighted to offer this rare opportunity to develop this substantial detached property.

This detached property is situated in a prominent corner location just off the promenade at the junction of Rigby Road and Tyldesley Road, Blackpool.

We are informed that the development previously had planning permission for 15 Residential Apartments and 5 Ground Floor Retail Shops.

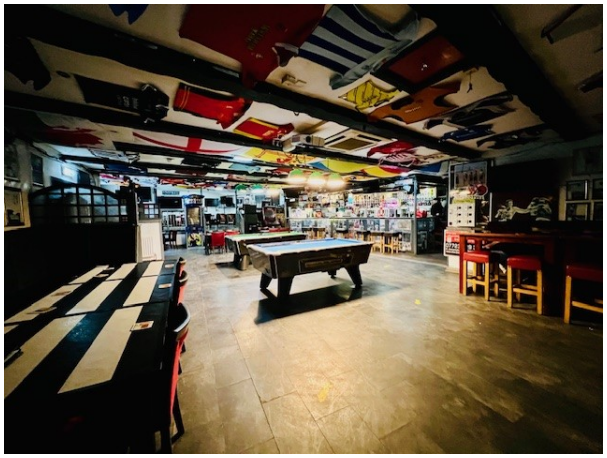
The premises currently trade as the well known and popular Crazy Scots Bar with a lower ground floor bar called The Sub and a former children's play area with a 3 bed self-contained apartment.

The ground floor area is approximately 3,000 sq. ft and the lower ground floor area is approximately 3,000 sq. ft.

AGENTS NOTES: Existing plans now expired.
Previous plans: Planning application number 11/0061 – Date of application 27/01/11.
Sale subject to the fees, terms and conditions of Pattinson Auctions.

TENURE: Freehold

STARTING BID: £410,000

VIEWING: By appointment through Kenricks 01253 420420

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