

**Units 4, 6, 18, Unit 8, Unit 10 &
Garage Unit,
Rear of Unit 10 Concorde House
Charnley Road
Blackpool**

REF: INV415M

- * Investment Opportunity Comprising of 5 Industrial Units / Warehouses Plus Garage**
- * Town Centre, Central Blackpool**
- * Suitable for a Number of Uses**
- * Units 4,6,18 Currently Trading as Manufacturing & Joinery Business for 30 Plus Years**
- * Units 8,10 & Garage Tenanted**
- * Total Size Approx 6,808 sq. ft.**
- * Current Rental Income £12,360 pa**
- * Potential to Achieve a Further £15,000 pa in Units Occupied by Vendors**
- * Priced to Sell**
- * Viewing Recommended**



DESCRIPTION: **FOR SALE BY ONLINE AUCTION** On Behalf of Pattinson Auctions, Kenricks are pleased to offer this investment opportunity comprising 5 Industrial Units / Warehouses plus a Garage for Sale. Potential for a range of businesses or a fantastic portfolio addition.

This substantial brick-built property comprises an established manufacturing joinery business which has been established for more than 30 years, plus an additional 2 units and a garage which are all tenanted. The units that are currently occupied by the owners have the potential to be used by a range of businesses. They are suitable for a number of uses and can be emptied prior to completion by the vendors if required.

The building covers an area of approx. 6,808 sq. ft and is situated to the rear of Charnley Road, Town Centre, Central Blackpool.

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The units and garage all have shutter access, there is potential to let the manufacturing joinery business for an additional £15,000 pa.

The current owners include the following with the sale:

3 Phase Spindle Moulder, 3 Phase Tenoner, 3 Phase Crosscut Saw, 3 Phase Dimension Saw (Sliding Bed), 3 Phase Thicknesser
Single Phase Chisel Mortice Machine, 3 Phase 15" Surface Planer, 3 Phase Combination Saw/Planer/ Thicknesser machine, 3 Phase Dust Extraction Unit
Treadle Mitre Machine, 2 small pillar drills, Bench Grinder"
The vendors are happy to remove prior to completion if required.

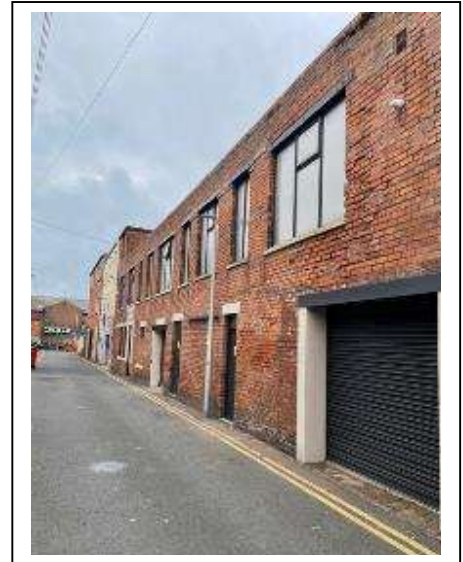
Accounts are available for the joinery business.

Unit 4, 6 ,18 (approx. 4,264 sq. ft.)

Main Entrance leading to:

Ground Floor (approx.864 sq. ft)

Workshop
Office
Kitchen
Toilet



Internal Staircase leading to:

First Floor (approx. 3,400 sq. ft)

Open Plan Workshop with a range of industrial joinery machinery and equipment.

Unit 8 (approx. 1,500 sq.ft) Currently Tenanted at a rent of £5,280 pa

Unit 10 (approx.720 sq.ft) Currently Tenanted at a rent of £4,200 pa

Garage (approx. 324 sq.ft) Currently Tenanted at a rent of £2,880 pa

Exterior: Parking for 4 Motor Vehicles to the front of the joinery business.

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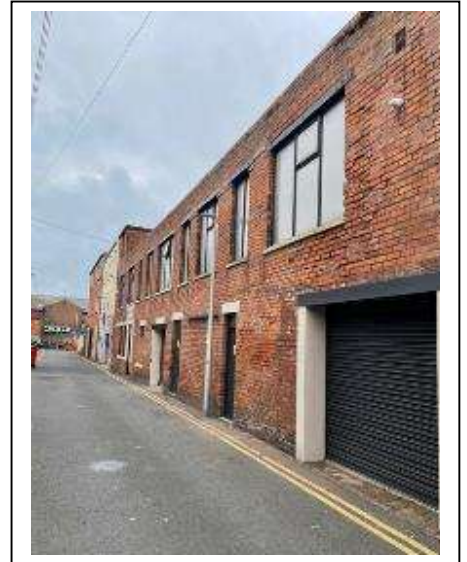
BUSINESS: Accounts will be made available for the joinery business.

Current total rental income £12,360 pa, there is potential for a rental uplift on the units plus the joinery business could be let for £15,000 pa. giving a total potential income of £27,000pa.

Charnley joinery occupies units 4,6 and 18 and the other units are let out.

There is a goods lift between ground floor (unit 4 and 6) and first floor (unit 18) which could be recommissioned, giving further scope for a range of businesses.

AGENTS NOTES: Water and electricity connected. 3 Phase Electricity supplied to the joinery business only. Sale subject to the fees, terms and conditions of Pattinson Auctions.



TENURE: Freehold

STARTING BID: £250,000

VIEWING: By appointment through Kenricks 01253 420420



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