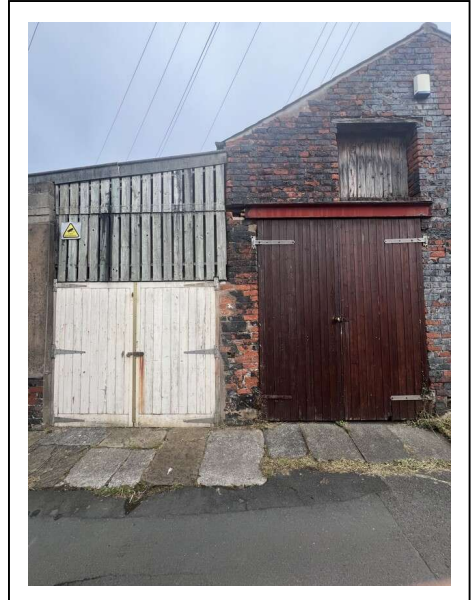


**Unit 1, Stables  
Rear of 25 Palatine Road  
Blackpool**

**REF: MIS599M**

- \* **Stable/Warehouse/Storage**
- \* **Central Blackpool**
- \* **Arranged in 3 Sections**
- \* **Mezzanine Loft Area**
- \* **Total Floor Area Approximately 1043 sq. ft**
- \* **Water & Electric Connected**
- \* **Viewing Highly Recommended**



**DESCRIPTION: \*\*FOR SALE BY AUCTION\*\*** On behalf of Pattinson Auctions, Kenricks are pleased to offer this substantial brick built stable / warehouse with mezzanine loft area for sale.

The stable is situated conveniently in the centre of Blackpool on Back Ribble Road, between Palatine Road and Ribble Road.

The ground floor is arranged in 3 separate sections.

Viewing Highly Recommended.

**Ground Floor (approx. 802 sq ft)**

Main Area (approx.318 sq ft) with a depth 3.66 metres and concrete floor with a purpose-built timber ceiling.

Adjoining Room (approx.245 sq ft) with concrete floor.

Coach House (approx.239 sq ft) with concrete floor (please note this area is not featured in the photographs)

Steps leading to:

Mezzanine Loft Area (approx.241 sq ft)

**REF: MIS599M**

**AGENTS NOTES:** The premises are currently in use as a stables and coach house. The premises has a water and an electric supply. Sale subject to the fees, terms and conditions of Pattinson Auctions.

**TENURE:** Freehold.

**STARTING BID:** £42,000

**VIEWING:** By appointment through Kenricks 20153 420420

