

**20 Benson Road
Blackpool**

REF: 0RF616M

- * Empty Retail Unit
- * North Shore, Blackpool
- * Busy All Year-Round Trading Location
- * Suitable for a Number of Uses
- * In Working Order Throughout
- * When Let could Draw £5,500 pa
- * Car Parking for 2 Motor Vehicles
- * Priced to Sell
- * Viewing Recommended



DESCRIPTION: ** FOR SALE BY AUCTION ** On behalf of Pattinson Auctions, Kenricks are pleased to offer this Empty Retail Unit for Sale.

The premises is situated conveniently in a small row of shops in the trading location on Benson Road just off Plymouth Road in North Shore, Blackpool.

The split-level retail unit is set over two floors and is suitable for a number of uses subject to planning permission.

Viewing Recommended.

Ground Floor (approx. 174 sq. ft.)

Main Entrance leading to:

Open Plan Retail Area with concealed lighting and wooden flooring.

Corridor leading to:

Stairs

Lower Ground Floor (approx. 135 sq ft)

Retail Area with tiled flooring (approx. 115 sq. ft)

Utility Area with sink (approx. 16 sq. ft)

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EXTERIOR: Forecourt. Car Parking to the front for 2 motor vehicles. Shared access to the Yard to the rear with a communal toilet.

AGENTS NOTES: The premises are double glazed and is electric only.
We are informed that the premises was recently vacated but could draw £5,500 per annum.
Sale subject to the fees, terms and conditions of Pattinson Auctions.

TENURE: Freehold

STARTING BID: £55,000

VIEWING: By appointment through Kenricks 01253 420420

