31-41 Chorley Road
Blackpool

REF: MIS654M

*** Retail and Light Industrial Unit with Offices**
*** North Blackpool**
*** Situated on Popular Industrial Estate**
*** Approx 8000 sq. ft on 0.5 Acres of Land**
*** Suitable for a Number of Uses**
*** Detached Building**
*** Car Parking and Loading Bay**
*** Viewing Highly Recommended**



DESCRIPTION: ****FOR SALE BY AUCTION**** On behalf of Pattinson Auctions, Kenricks are delighted to offer this Retail and Light Industrial Unit for sale.

This single storey detached building is situated on the popular and very busy Mowbray Drive Industrial Estate in North Blackpool.

There are a large number of established businesses including regional / national operators such as Screwfix, Howdens and Travis Perkins.

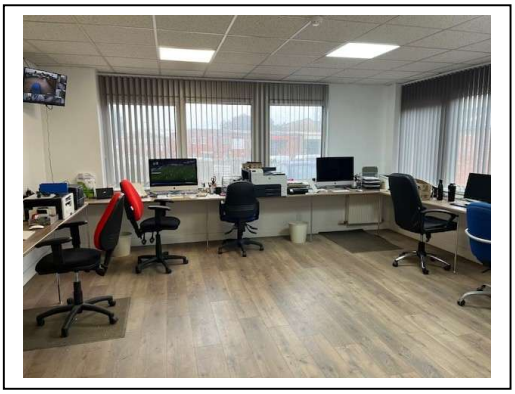
The premises have been previously used as a printing company but can be used for a number of purposes.

Viewing highly recommended.
-
Ground Floor (approx. 8000 sq. ft)
Main Entrance leading to:
Reception Area
Suite of 3 Offices with laminate flooring and suspended ceilings.
Storage Room
Staff Room with fitted kitchen.

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Ground Floor continued

Ladies & Gents Toilets
Preparation Room
Large Storage Area with electric shutters
Workshop Area with electric shutters
Storage Unit
Storeroom with toilet



EXTERIOR; Concrete Driveway to the front leading to a large Car Parking area and gravel area with storage containers.

AGENTS NOTES: The premises have an alarm, 3 Phase electricity installed. CCTV. and all services are connected.
Sale subject to the fees, terms and conditions of Pattinson Auctions.

TENURE: Freehold.

STARTING BID: £260,000

VIEWING: By appointment through Kenricks 01253 420420.





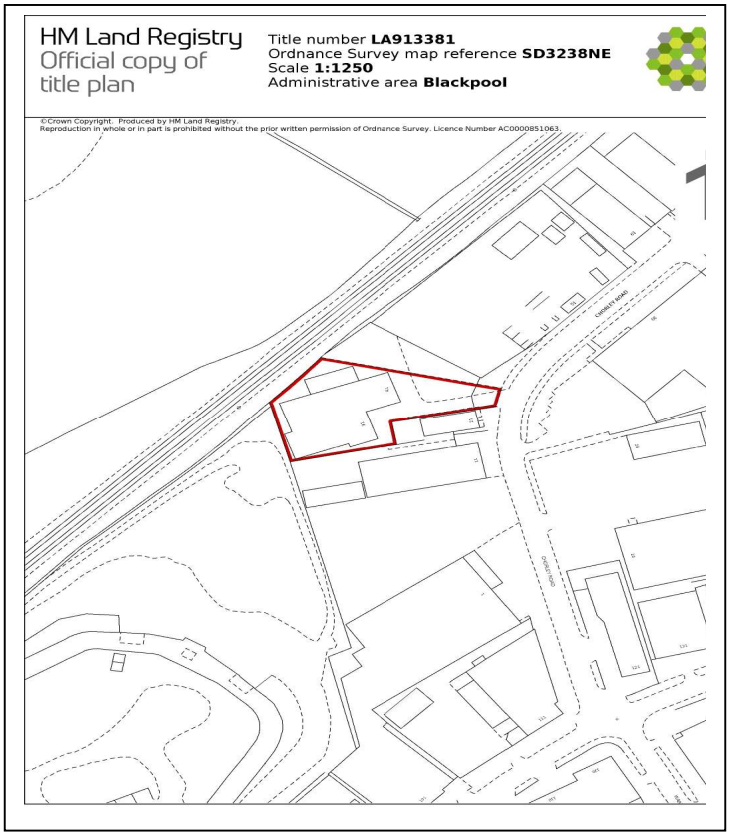








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HM Land Registry
Official copy of
title plan
Title number LA913381
Ordnance Survey map reference SD3238NE
Scale 1:1250
Administrative area Blackpool
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