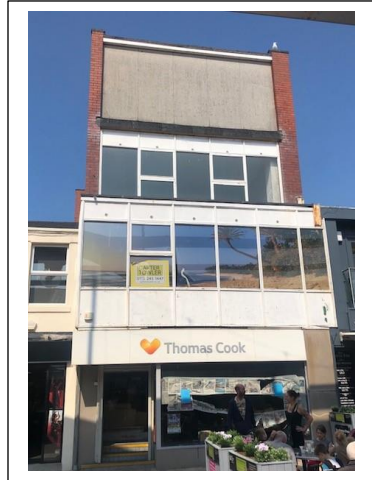


**10 Birley Street,  
Blackpool**

**REF: 0RF607L**

- \* Empty Retail Unit with Substantial Upper Floors
- \* Town Centre, Blackpool
- \* Superb All Year Round Trading Location
- \* Former Thomas Cook Premises
- \* Priced to Sell
- \* Passenger Lift
- \* Roof Completely Re-felted 2021
- \* Suitable for a Number of Uses
- \* Tremendous Potential
- \* Viewing Recommended



**DESCRIPTION: \*\* FOR SALE BY AUCTION\*\***

On behalf of Pattinson Auctions, Kenricks are delighted to offer this substantial 4 storey property for sale.

This former Thomas Cook retail unit is situated in the busy trading location of Birley Street in Central Blackpool. The unit is close to Blackpool's main tourist attractions including multi storey car parks.

The upper floors space is currently used as ladies and gents toilets and staff rooms with huge storage area which is suitable for development subject to relevant planning permission.

**Ground Floor (approx. 1,495 sq ft)**

Open Plan Retail Area with concealed lighting and air conditioning.  
Carpeted.

**Lower Ground Floor (approx. 961sq ft)**

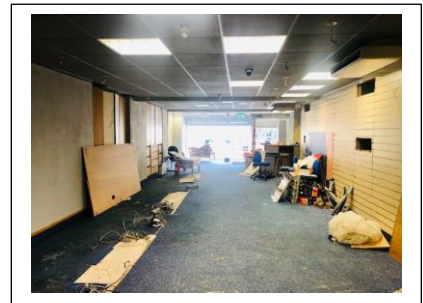
Storage Area.

**First Floor (approx. 1,227sq ft)**

Ladies and Gents Toilets.  
Staff Room.  
Storerooms.

**Second Floor (approx. 2,189 sq ft)**

Large open plan storage space.



**REF: 0RF607L**

**Third Floor (not measured)**

Large open plan storage space.

**AGENTS NOTES:** The property has air conditioning. The premises are protected by an electric shutter to the front. Sale subject to the fees, terms and conditions of Pattinson Auctions.

**TENURE:** Freehold

**STARTING BID:** £115,000

**VIEWING:** By appointment through Kenricks 01253 420420.

