

**Sunny Days  
118 Manchester Road  
Blackpool**

**REF: 0RF416M**

- \* **Sunbed Shop with Separate 1-2 Bed Apartment**
- \* **Central, Blackpool**
- \* **In Immaculate Order Throughout**
- \* **Prominent Corner Position**
- \* **Established Business with Strong Trading Accounts**
- \* **Forecourt Car Parking for 6 Motor Vehicles**
- \* **Viewing Highly Recommended**



**DESCRIPTION: \*\*FOR SALE BY ONLINE AUCTION\*\*** On behalf of Pattinson Auctions Kenricks are delighted to offer this well-known and popular Sunbed Shop with a Separate 1-2 Bedroom Apartment for Sale.

This substantial corner property is situated in a prominent corner position on Manchester Road, Blackpool.

The property has been refurbished throughout to an exceptional high standard and has been fully equipped with state-of-the-art sunbeds.

The Apartment would provide luxurious owners accommodation, or it could be let separately at a rent of £7,800 per annum.

Viewing is highly recommended.

**Ground Floor (approx. 1,028 ft.)**

Open plan stylish and contemporary Sunbed shop with wood effect flooring and concealed lighting.

Reception Desk with back office.

Seating Area

Hallway leading to:

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**Sun Bed Room 1**

Mega Sun Bed

**Sun Bed Room 2**

Intellisun 6,800 Sun Bed

**Sun Bed Room 3**

Mega Sun Bed

**Sun Bed Room 4**

Mega Sun Bed

Toilet and hand wash basin.

**Sun Bed Room 5**

Luxura Sun Shower

**Sun Bed Room 6**

Luxura Sun Shower

**118a Manchester Road**

Separate Ground Floor Entrance

Hallway

Staircase leading to:

**First Floor**

Open Plan Dining Area with concealed lighting

Lounge (approx. 158 sq. ft) with log burner, feature panelling and concealed lighting.

Modern Fitted Kitchen (approx. 93 sq. ft) with wall and base units, integrated appliances, concealed and LED effect lighting and wood effect flooring.

Master Bedroom (approx. 191 sq. ft) with concealed lighting.

Bathroom (approx. 44 sq. ft) comprising of walk in double shower, vanity unit with sink and toilet, concealed lighting, ceramic tiled walls and floor.

Enclosed Sun Terrace with artificial grass and seating area.

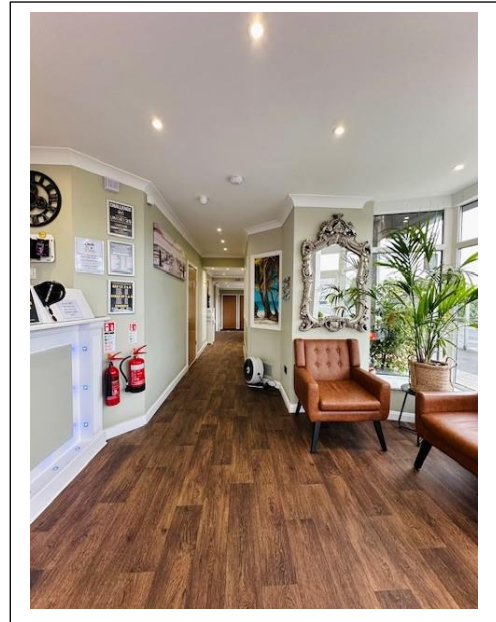
**Second Floor**

Attic Room (approx. 196 sq. ft) Storage / Utility Room

**HOURS:** Monday to Friday 10.00am to 7pm. Saturday 10am to 6pm  
Closed Sunday.

**BUSINESS:** Accounts on application.

**EXTERIOR:** Forecourt Car Parking for 6 motor vehicles.

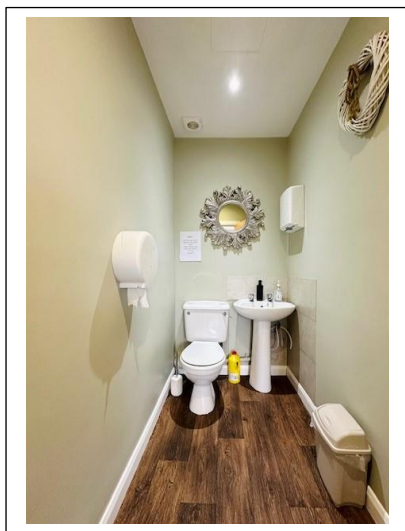
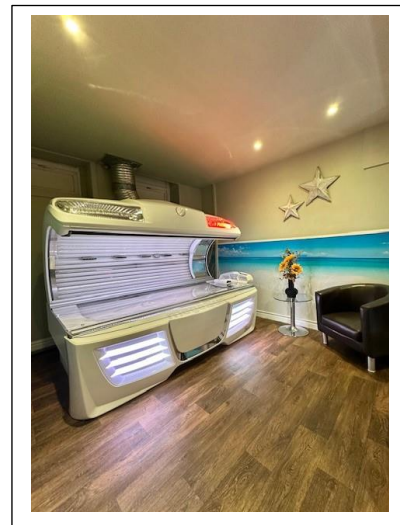
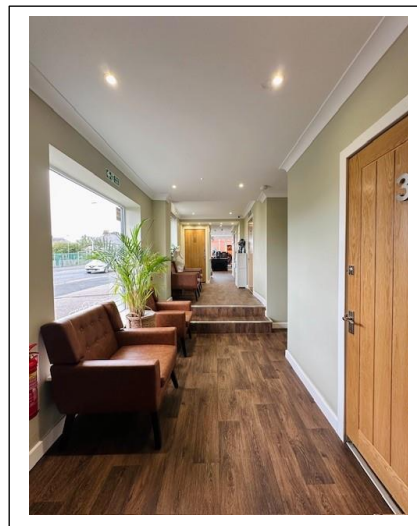
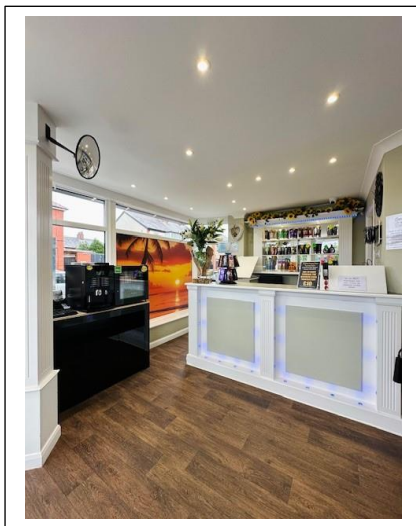
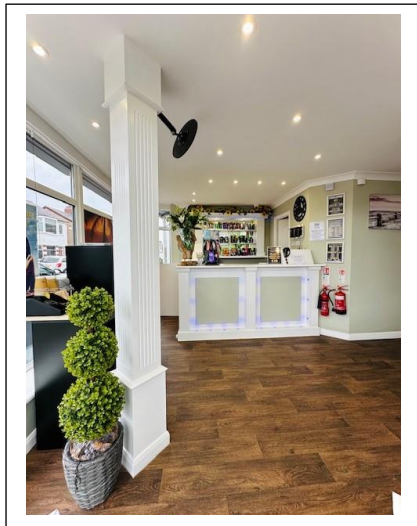


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**TENURE:** Freehold

**STARTING BID:** £ 215,000

**VIEWING:** By appointment through Kenricks





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