

**Units 4, 6, 18, Unit 8, Unit 10 &  
Garage Unit,  
Rear of Unit 10 Concorde House  
Charnley Road  
Blackpool**

**REF: INV415M**

- \* Investment Opportunity Comprising of  
5 Industrial Units / Warehouses Plus  
Garage**
- \* Town Centre, Central Blackpool**
- \* Sale due to Retirement**
- \* Suitable for a Number of Uses**
- \* Units 4,6,18 Currently Trading as  
Manufacturing & Joinery Business  
for 30 Plus Years**
- \* Units 8,10 & Garage Tenanted**
- \* Total Size Approx 6,808 sq. ft.**
- \* Current Rental Income £11,400 pa**
- \* Priced to Sell**
- \* Viewing Recommended**



**DESCRIPTION: \*\*FOR SALE BY ONLINE AUCTION\*\*** On Behalf of Pattinson Auctions, Kenricks are pleased to offer this investment opportunity comprising 5 Industrial Units / Warehouses plus a Garage for Sale.

This substantial brick-built property comprises an established manufacturing joinery business which has been established for more than 30 years, plus an additional 2 units and a garage which are all tenanted.

The building covers an area of approx. 6,808 sq. ft and is situated to the rear of Charnley Road, Town Centre, Central Blackpool.

The units and garage all have shutter access, there is potential to let the manufacturing joinery business for an additional £15,000 pa.

Accounts are available for the joinery business and the sale is due to retirement.

Viewing Recommended.

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**Unit 4, 6 ,18 (approx. 4,264 sq. ft.)**

Main Entrance leading to:

**Ground Floor (approx.864 sq. ft)**

Workshop

Office

Kitchen

Toilet

Internal Staircase leading to:



**First Floor (approx. 3,400 sq. ft)**

Open Plan Workshop with a range of industrial joinery machinery and equipment.

**Unit 8 (approx. 1,500 sq.ft)** Currently Tenanted at a rent of £4,800 pa

**Unit 10 (approx.720 sq.ft)** Currently Tenanted at a rent of £3,840 pa

**Garage (approx. 324 sq.ft)** Currently Tenanted at a rent of £2,760 pa

**Exterior:** Parking for 4 Motor Vehicles to the front of the joinery business.

**BUSINESS:** Accounts will be made available for the joinery business.  
Current total rental income £11, 400 pa, there is potential for a rental uplift on the units plus the joinery business could be let for £15,000 pa.

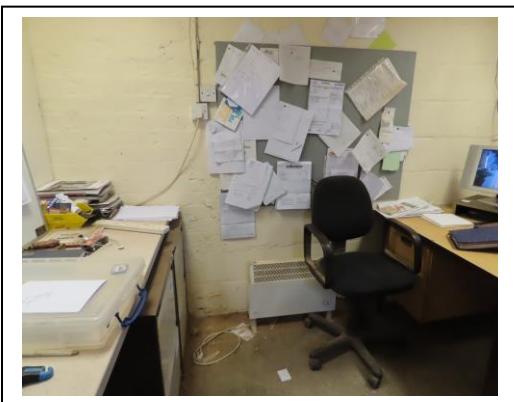
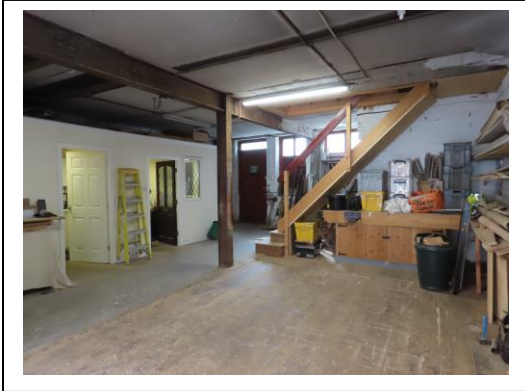
**AGENTS NOTES:** Water and electricity connected. 3 Phase Electricity supplied to the joinery business only. Sale subject to the fees, terms and conditions of Pattinson Auctions.

**TENURE:** Freehold

**STARTING BID:** £330,000

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

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