

**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**
- * Potential to Achieve a Further £15,000
pa in Units Occupied by Vendors**
- * 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. Potential for a range of businesses or a fantastic portfolio addition.

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 units that are currently occupied by the owners have the potential to be used by a range of businesses.

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

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

The current owners include the following with the sale:

3 Phase Spindle Moulder, 3 Phase Tennonner, 3 Phase Crosscut Saw, 3 Phase Dimension Saw (Sliding Bed), 3 Phase Thicknesser
Single Phase Chisel Mortice Machine, 3 Phase 15" Surface Planer, 3 Phase Combination Saw/Planer/ Thicknesser machine, 3 Phase Dust Extraction Unit
Treadle Mitre Machine, 2 small pillar drills, Bench Grinder"

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

Viewing Recommended.

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)

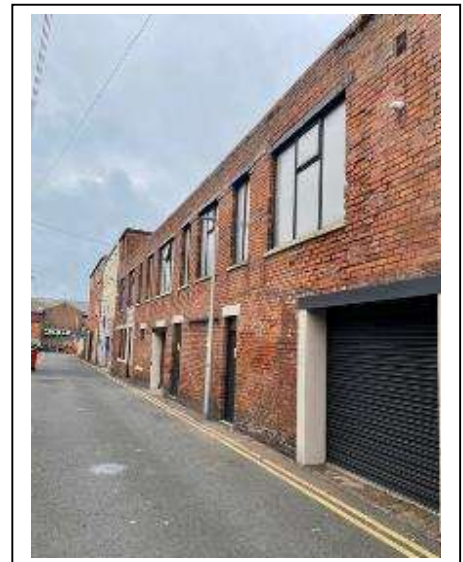
Open Plan Workshop with a range of industrial joinery machinery and equipment.

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.



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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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