

**19 Church Street
Blackpool**

REF: 0RF432M

- * **3 Storey Retail Unit Town Centre**
- * **Central, Blackpool**
- * **In Good Order Throughout**
- * **Prominent Central Position**
- * **Busy All Year Round Trading Location**
- * **Suitable For a Number of Uses**
- * **Priced to Sell**
- * **Adjacent to Promenade, Entertainments and Amenities**
- * **Offered with Vacant Possession**
- * **Viewing Highly Recommended**



DESCRIPTION: **FOR SALE BY ONLINE AUCTION** On behalf of Pattinson Auctions, Kenricks are pleased to offer this town centre retail unit for sale.

This substantial 3 storey Retail Unit is situated in a prominent town centre position on Church Street, Blackpool adjacent to promenade, entertainments and amenities.

The first and second floors offer a substantial storage area which is deceptively spacious.

Viewing is highly recommended.

Ground Floor (approx. 1,186 sq. ft)

Main shop area (approx. 882 sq. ft) with suspended ceiling, concealed lighting and vinyl flooring. HVAC unit installed for heating/air conditioning.
Storeroom (approx. 304 sq. ft)

Basement

Currently used for storage.

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First Floor

Main room (approx. 870 sq. ft) with vinyl floor and ventilation system.

Storeroom (approx. 195 sq. ft)

Kitchen.

2 Toilets with WC's and vanity sink units.

Second Floor

Lounge/Bedroom.

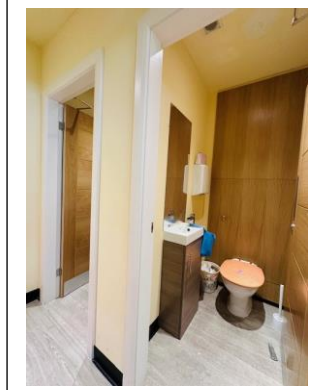
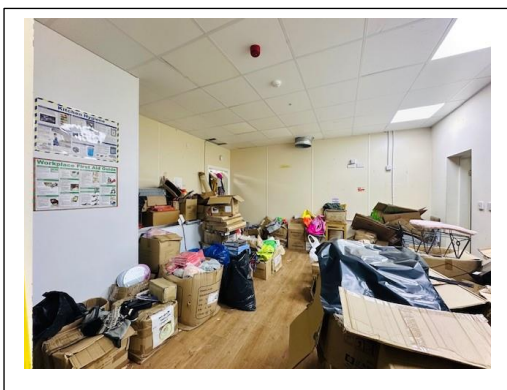
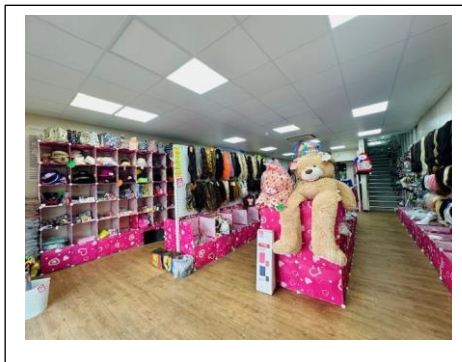
Utility Area with Shower and Sink.

AGENTS NOTES: There is a fire alarm system installed.

TENURE: Freehold

STARTING BID: £340,000

VIEWING: By appointment through Kenricks 01253 420420



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