

**AJS Vending House,  
Clifton Road  
Blackpool**

**REF: MIS443M**

- \* **Light Industrial Unit with Living Quarters**
- \* **Marion, Blackpool**
- \* **Modern Industrial Estate**
- \* **Detached Building**
- \* **Building Footprint Over 5,500 sq. ft**
- \* **Prominent Position**
- \* **Offered with Vacant Possession**
- \* **Priced to Sell**
- \* **Suitable for a Number of Uses**
- \* **Car Parking**
- \* **Viewing Highly Recommended**



**DESCRIPTION: \*\*FOR SALE BY AUCTION\*\*** On behalf of Pattinson Auctions, Kenricks are delighted to offer this Light Industrial Unit with living quarters for sale.

This substantial unit is situated on Clifton Road, close to the popular Clifton Retail Park and M55 motorway.

The premises are currently operating as a vending machine supplier but would be suitable for a number of uses.

Viewing Highly Recommended.

**Ground Floor (building footprint over 5,500 sq. ft)**

Entrance Area.

Open plan office area leading to W.C and Utility Room.

Storage Room.

Main Warehouse area (approx. 1,783 sq. ft.)

Rear Warehouse (approx. 474 sq. ft)

Central Warehouse (approx. 449 sq. ft.)

Workshop 1 (approx. 409 sq. ft.)

Workshop 2 (approx. 129 sq. ft.)

Hangar (approx. 1,710 sq. ft.)

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**First Floor**

Kitchen / Utility Room (approx. 472 sq. ft.)

Utility Room (approx. 160 sq. ft.)

Utility Room (approx. 197 sq. ft.)

WC.

WC and Shower.

Storage Cupboard.

**EXTERIOR:** Car Park to the front for 6 motor vehicles.

Gated entrance to the side of the property allowing access to the large rear yard area which is suitable for HGV deliveries.

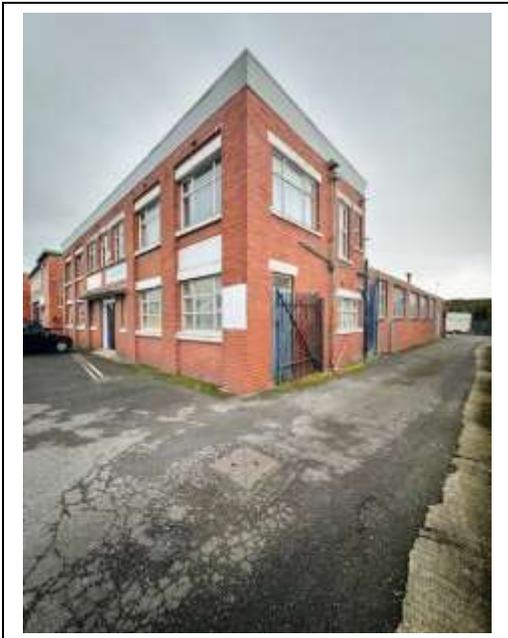
**AGENTS NOTES:** The property has mains electric, water and gas supply.

Sale subject to the fees, terms and conditions of Pattinson Auctions.

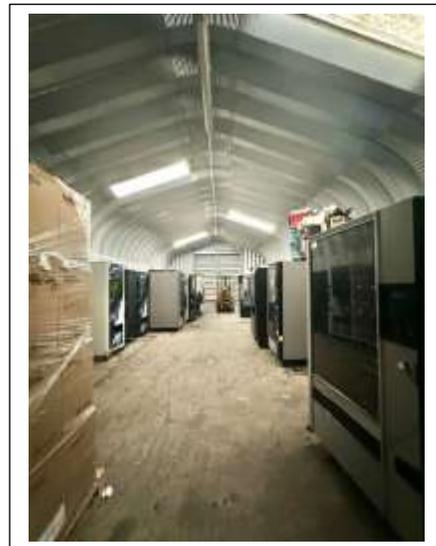
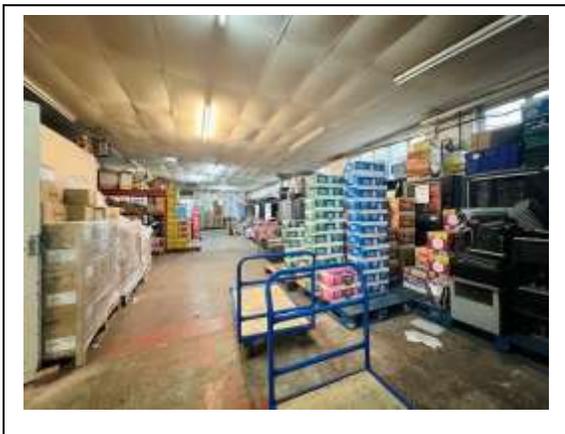
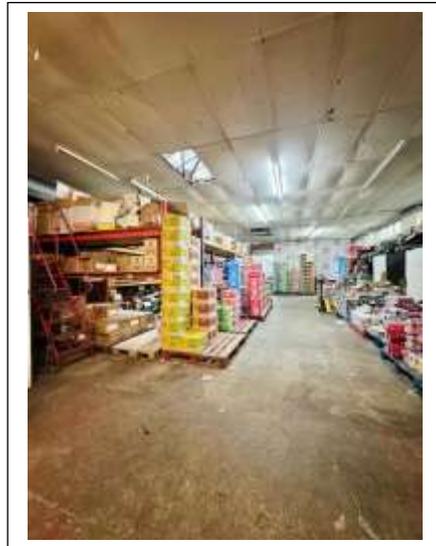
**TENURE:** Freehold

**STARTING BID:** £330,000

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



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