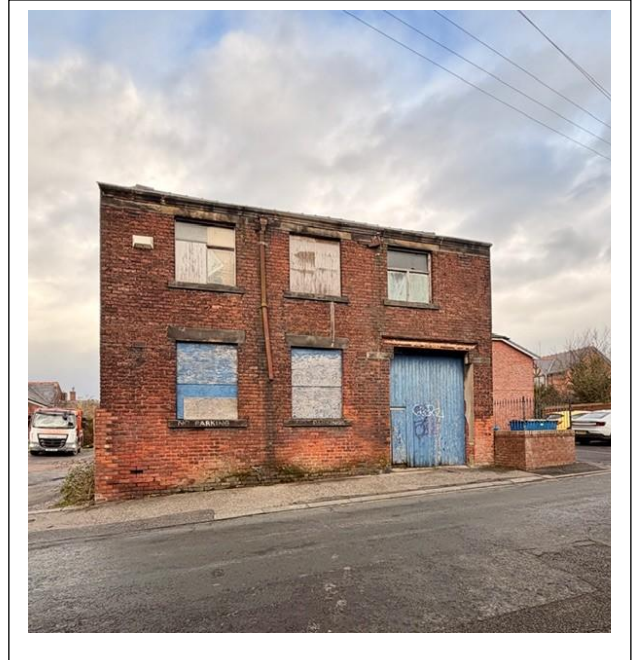


**The Old Bakery  
Marsden Road  
Kirkham**

**REF: MIS485M**

- \* **Light Industrial Unit / Warehouse**
- \* **Central Kirkham**
- \* **Suitable for a Number of Uses**
- \* **Total Size Approx 1,633 sq. ft.**
- \* **Close to Shops & Local Amenities**
- \* **Electricity & Water Supply**
- \* **The Premises Previously had Planning Permission for Conversion to 2 x Semi-Detached Houses**
- \* **Priced to Sell**
- \* **Viewing Recommended**



**DESCRIPTION: \*\*FOR SALE BY ONLINE AUCTION\*\*** On Behalf of Pattinson Auctions Kenricks are pleased to offer this Light Industrial Unit / Warehouse for Sale.

This Brick Built Property is a former bakery and is situated to the rear of Poulton Street in Central Kirkham being close to Town Centre and amenities.

The property is in need of renovation but would be suitable for a number of uses and previously had planning permission for conversion to 2 x semi-detached houses.

Viewing Recommended.

**REF: MIS485M**

**Ground Floor (approx. 940 sq. ft.)**

Main Entrance leading to:  
Light Industrial Area / Warehouse.  
Toilet  
Storage Cupboard

Internal Staircase leading to:

**First Floor (approx. 692 sq. ft)**

Open Plan Area / Warehouse.  
Office

**AGENTS NOTES:** The property has water and electric. On street parking is available. Sale subject to the fees, terms and conditions of Pattinson Auctions.

**TENURE:** Freehold

**STARTING BID:** £60,000

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



REF: MIS485M

