

**Unit 3,
Rear Eccleston Road,
Blackpool**

REF: MIS516M

- * Light Industrial Unit /
Stables with Separate Staff Facilities**
- * South Shore, Blackpool**
- * Suitable for a Number of Uses**
- * Priced to Sell**
- * Tremendous Potential**
- * Viewing Recommended**



DESCRIPTION: **FOR SALE BY ONLINE AUCTION** On Behalf of Pattinson Auctions Kenricks are pleased to offer this Light Industrial Unit / Irrigated Stables with separate staff facilities above for Sale.

This Brick Built Property is situated to the rear of Eccleston Road in South Shore Blackpool.

The industrial unit is currently being used by the owner as stables and is in good order throughout.

The unit is protected by Electric Roller Shutters to the front.

The ancillary rest facilities above have been refurbished to an extremely high standard.

Viewing Highly Recommended.

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Ground Floor

Industrial Unit / Warehouse (approx. 1021.77 sq. ft.)

Main Entrance leading to:

Open Light Industrial Area / Warehouse (551.77 sq. ft.) which is protected with Electric Roller Shutters.

Second Open Plan Light Industrial Area / Warehouse (470 sq. ft.) with 5 horse stalls with irrigation for 3 stables.

Separate Entrance leading to:

First Floor

Kitchen/Diner with base units and integrated amenities with wood panel flooring.

Lounge with Velux windows.

Shower Room with tiled flooring.

2 Double Bedrooms.

AGENTS NOTES: The premises have electricity, water and electric storage heaters installed.

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

BUSINESS: The industrial unit is currently used as stables, however, could be suitable for a number of uses or leased out for a potential rental return of £9,600 p.a. The separately accessed rest facilities above are currently utilised by staff.

TENURE: Freehold.

STARTING BID: £115,000

VIEWING: By appointment through Kenricks 01253 420420.



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