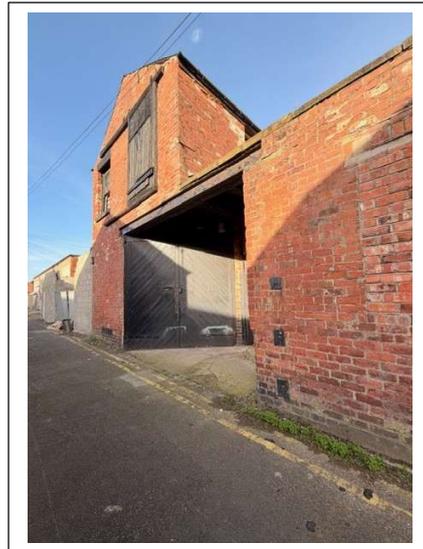


**18 +19 Regent Road East
Blackpool**

REF: MIS538M

- * Light Industrial Unit / Warehouse**
- * Central Blackpool**
- * Suitable for a Number of Uses**
- * Total Size Approx 1864 sq. ft.**
- * Approx. 3.4m Internal Depth**
- * Electricity Only**
- * Steel Electric Roller Shutters**
- * Tremendous Potential**
- * 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 Two Storey Property is situated to the rear of Regent Road East and accessed by an alley gate in Central Blackpool being close to the Town Centre.

The property is in good order throughout and is partially protected with steel Electric Roller Shutters to the front.

The ground floor is separated into 2 separate units with storage upstairs.

Viewing Recommended.

REF: MIS538M

Ground Floor (approx. 1219 sq. ft.)

Main Entrance leading to:

Open Plan Light Industrial Area / Warehouse (Approx. 681 sq. ft) with concrete floor and is protected by Electric Roller Shutters.

Separate Entrance / Partition leading to:

Open Plan Light Industrial Area / Warehouse (Approx. 538 sq. ft)

Wooden Internal Staircase leading to:

First Floor (approx. 645 sq. ft)

Open Plan Area with a high-pitched wooden ceiling and a window (Approx. 474 sq. ft)

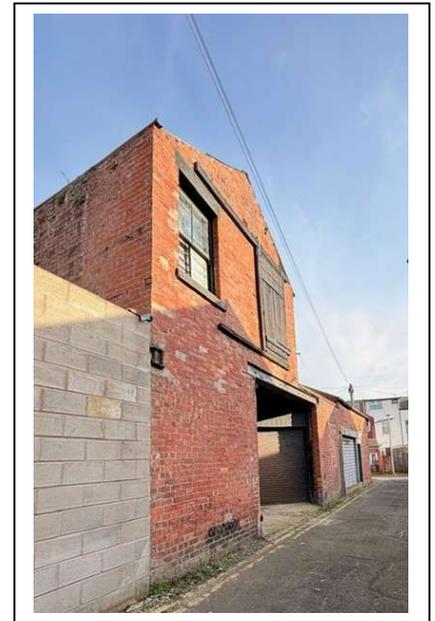
Further Open Plan Area with a window (Approx. 171 sq. ft)

AGENTS NOTES: The premises has an Electric supply. We have been informed that the premises used to have a water supply and toilet however, this has been removed. Sale subject to the fees, terms and conditions of Pattinson Auctions.

TENURE: Freehold

STARTING BID: £70,000

VIEWING: By appointment through Kenricks 01253 420420.



REF: MIS538M

