

**1 Knowle Avenue  
Blackpool**

**REF: 0RF565M**

- \* Substantial Corner 2 Storey Property with Additional Loft Conversion Comprising Ground Floor & First Floor Retail Space plus Office / Storage.**
- \* North Shore Blackpool**
- \* All Year-Round Trading Location**
- \* Suitable for a Number of Uses Subject to Planning Permission**
- \* Refurbished to an Exceptionally High Standard Throughout**
- \* Price to Sell**
- \* Forecourt Parking for 10 Motor Vehicles**
- \* Additional Detached Garage Used as Storage**
- \* Viewing Highly Recommended**



**DESCRIPTION: \*\*ONLINE AUCTION SALE\*\*** On behalf of Pattinson Auctions Kenricks are delighted to offer this Substantial Property for Sale.

This 2-storey property with loft conversion is currently trading as a hair studio with a training academy with parking to the front, rear and side for 10 motor vehicles and a detached garage.

The business is not included in the sale and the property is to be sold with vacant possession.

The site occupies an area of approximately 2200 sq ft. and is suitable for a number of uses subject to planning permission.

The ground and first floors are currently occupied by the vendor and trading as a hair, beauty salon and a training academy.

The property is in immaculate order throughout and needs to be viewed to be fully appreciated.

**REF: 0RF565M**

**Ground Floor (approx. 856 sq. ft.)**

Main Entrance leading to:

Vestibule

Retail Space (approx. 767 sq ft) with integrated spotlights and Karndean flooring.

Toilet with handwash basin, hand dryer and Karndean flooring.

Storeroom (approx. 68 sq ft)

**Basement (Dry Lined)**

Currently used as laundry space with sealed flooring, UPVC cladded ceiling with integrated spotlights.

Glass Panelled Staircase leading to:

**First Floor (approx. 704 sq ft)**

Retail Space (approx. 296 sq ft) with concealed lighting and Karndean flooring.

Extensive Landing (approx. 142 sq ft) with Karndean flooring.

Room 1 (approx. 131 sq ft) with wall and base units, inset stainless steel sink unit and Karndean flooring.

Room 2 (approx. 75 sq ft) with Karndean flooring, wall and base units and ceramic sink.

Office / IT Room (approx. 99 sq ft) with Karndean flooring.

Kitchen (approx. 89 sq ft) with range of wall and base units and Karndean flooring.

Toilet with handwash basin and Karndean flooring.

Fire Escape

**Second Floor - Loft Conversion (approx. 482 sq ft)**

Storage / Office Space (approx. 400 sq ft)

Toilet with sink vanity unit and laminate flooring.

**EXTERIOR:** Wrap around Forecourt with parking for 10 motor vehicles. Enclosed yard to the rear.

Detached Garage (approx. 260 sq ft) (bricked up, currently used as storage)

We are informed the garage has recently had a new roof fitted.

**AGENTS NOTES:** The property has double glazing and gas central heating throughout with 2 separate Combi boilers one for the ground and one for the first floor and loft space. The property can either include the contents, or it can be purchased vacant.

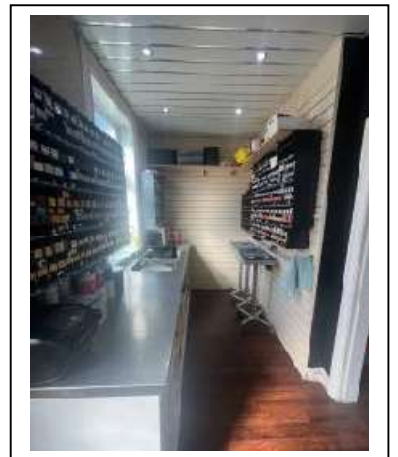
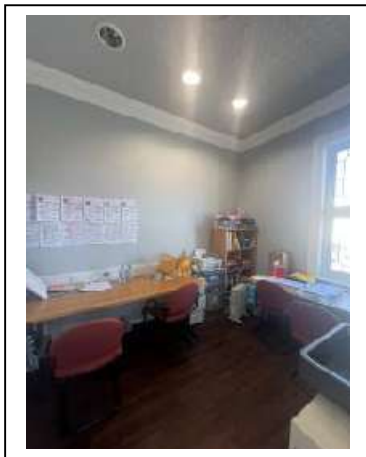
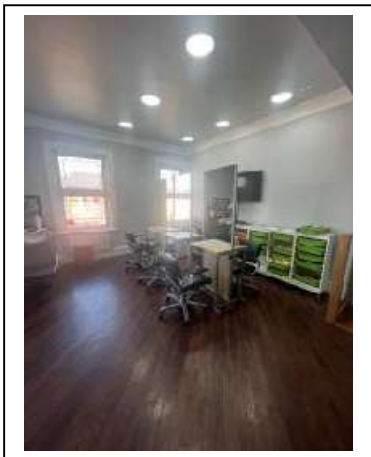
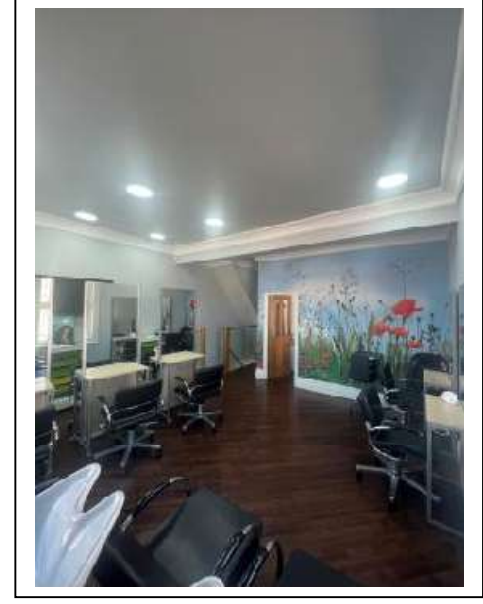
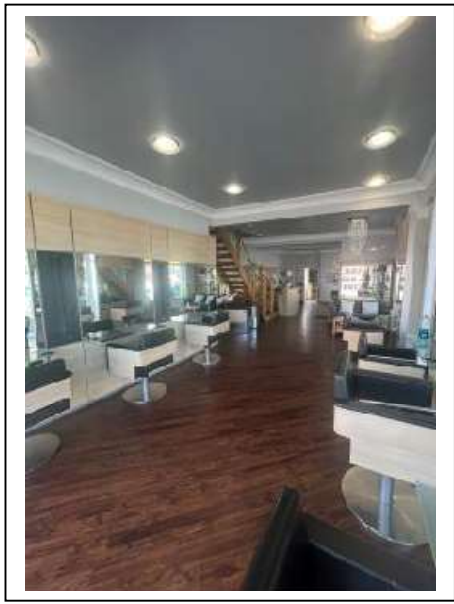
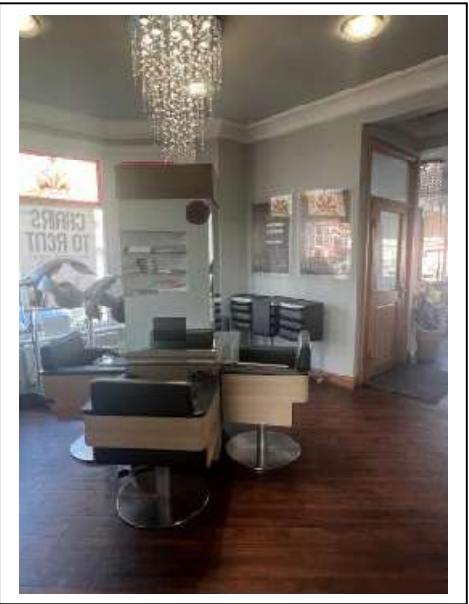
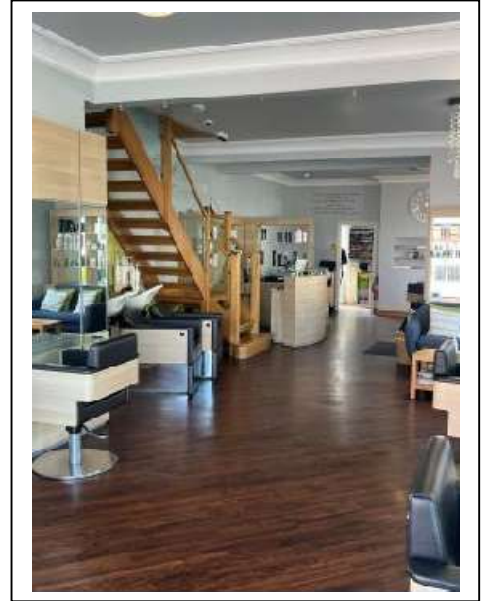
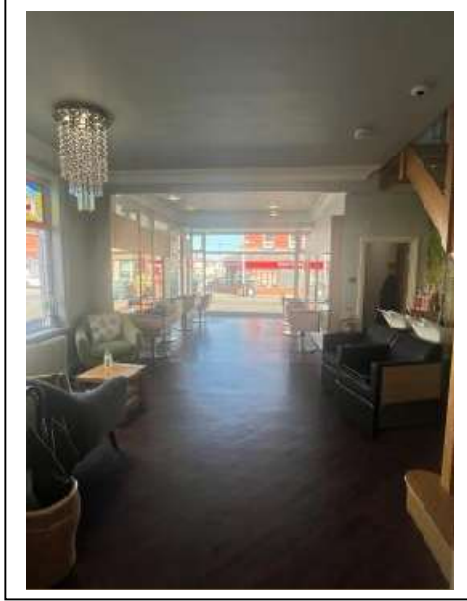
Sale subject to the fees, terms and conditions of Pattinson Auctions.

**TENURE:** Freehold.

**STARTING BID:** £290,000

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

REF: 0RF565M



REF: 0RF565M

