



## Industrial in FY1

Eccleston Road, Blackpool, Lancashire, FY1  
6NH

**£115,000** Starting Bid

Tenure

**Freehold**

Off Street parking

## Property features

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

## Description

\*For sale via secure sale online bidding: terms and conditions apply.\*

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.

Please note we have not inspected this site.

Price: Starting Bid £115,000

Property Type: Industrial

Business Type: Other/Unspecified

Parking: Off Street

## Location

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



## Tenure

Freehold. Title number LA963540.



## EPC

First floor flat - rating D. Full report available upon request.



## Accommodation - Ground Floor

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

## Accommodation - 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



## Agent 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.



## Additional Information

For further information please contact our office directly on 0191 737 1154, or alternatively via email on [commercial@pattinson.co.uk](mailto:commercial@pattinson.co.uk). With regards to viewing subject property, this is to be done strictly by appointment.





Eccleston Road, Blackpool, Lancashire, FY1 6NH

Contact your local branch today for more information on this property:  
**G&T Properties Dudley Road, Brierley Hill, West Midlands, DY5 1HA,**  
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