



### Industrial in FY4

Clifton Road, Blackpool, Lancashire, FY4 4QA

**£330,000** Starting Bid

Allocated parking

### Property features

- ✓ Light Industrial Unit with Living Quarters
- ✓ Marton, Blackpool
- ✓ Modern Industrial Estate
- ✓ Detached Building
- ✓ Building Footprint Over 5,500 sq. ft

## Arrange a viewing

Lisa Neil  
Branch Manager  
Commercial National

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commercial@pattinson.co.uk

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

For sale via secure sale online bidding - terms and conditions apply.

We are delighted to offer this Light Industrial Unit with living quarters for sale.

This substantial unit is situated on Clifton Road, close to the popular Clifton Retail Park and M55 motorway.

The premises are currently operating as a vending machine supplier but would be suitable for a number of uses.

Viewing Highly Recommended.

Please note we have not inspected this property.

Price: Starting Bid £330,000

Property Type: Industrial

Business Type: Other/Unspecified

Parking: Allocated

## Location

This substantial unit is situated on Clifton Road, close to the popular Clifton Retail Park and M55 motorway.

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## Accommodation

Ground Floor (building footprint over 5,500 sq. ft)

Entrance Area.

Open plan office area leading to W.C and Utility Room.

Storage Room.

Main Warehouse area (approx.1,783 sq. ft.)

Rear Warehouse (approx. 474 sq. ft)

Central Warehouse (approx. 449 sq. ft.)

Workshop 1 (approx. 409 sq. ft.)

Workshop 2 (approx. 129 sq. ft.)

Hangar (approx. 1,710 sq. ft.)

First Floor

Kitchen / Utility Room (approx. 472 sq. ft.)

Utility Room (approx. 160 sq. ft.)

Utility Room (approx. 197 sq. ft.)

WC.

WC and Shower.

Storage Cupboard.

EXTERIOR: Car Park to the front for 6 motor vehicles.

Gated entrance to the side of the property allowing access to the large rear yard area which is suitable for HGV deliveries

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## Tenure

Freehold. Title number LA481213

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## EPC

We currently await a copy of the EPC

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## 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.



Clifton Road, Blackpool, Lancashire, FY4 4QA

Contact your local branch today for more information on this property:

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