



**Rear Ashburton Road, Blackpool, FY1 2PE**

**Price: Price £120,000**

**AWAITING EPC**

- 2,000 square foot industrial unit
- B1 & B2 use
- Accompanying smaller units with mezzanine floor of approximately 400 square foot
- Plumbing & Electricity services
- 3 Phase electric supply
- Previous use as a garage

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## Rear Ashburton Road, Blackpool

Tiger Commercial are pleased to present for sale an industrial unit with B1 & B2 use, allowing use as a Garage. Approximately 2,000 square foot with accompanying smaller units with mezzanine floor of approximately 400 square feet. The units have plumbing and electricity

**Location** Located to the rear of Ashburton Road, close to residential buildings, garages and secondary high street shops

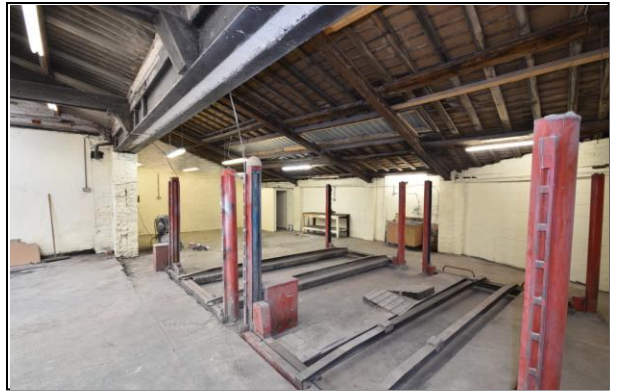
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**Description** Main unit is approximately 2,000 square foot and has concrete floor, personnel door, timber swing goods door, 2 automatic car ramps, 3 phase electric supply and minimum eaves height of 2.92m.

Adjacent smaller unit is approximately 400 square foot with mezzanine floor with steel up and over door

There are two smaller garages and a large forecourt area to the front for additional parking space

We are lead to believe that the property has planning use for B1 & B2 and can be used as a garage, mechanics or repair centre.



# 1 Ashburton Road, , Blackpool

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Accommodation with steel up and over door

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We are lead to believe that the property has planning use for B1 & B2 and can be used as a garage, mechanics or repair centre.

Amenities Close to local amenities  
Services The units have plumbing and electricity  
Viewing Viewing strictly by appointment through Tiger Sales & Lettings 01253 627111

## **PLEASE NOTE**

These particulars are believed to be correct but in no way is their accuracy guaranteed and they do not form part of any contract and neither do Tiger Sales & Lettings or the vendors accept any responsibility in respect of these particulars and any prospective purchaser must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are approximate and for illustrative purposes only. Floor Plans are included as a service to our customers and is intended as a GUIDE TO LAYOUT ONLY. Digital images are reproduced for general information only and must not be inferred that any item shown is included for sale with the property. We have been unable to confirm if services / items in the property are in full working order. The property is offered for sale on this basis. Prospective purchasers are advised to seek expert advice where appropriate. We are only verbally informed by the vendor of the stated tenure details, therefore we advise any prospective purchaser to confirm the tenure details with their solicitor / legal representative.

1 Ashburton Road, , Blackpool