



**Retail in FY2**

Knowle Avenue, Blackpool, Lancashire,  
FY2 9RR

**£290,000** Starting Bid

Tenure

**Freehold**

Allocated parking

**Property features**

- ✓ Substantial Corner 2 Storey Property with additional Loft Conversion Comprising Ground Floor & First Floor Retail Space plus Office / Storage & a fully
- ✓ North Shore Blackpool
- ✓ All Year-Round Trading Location
- ✓ Suitable for a Number of Uses Subject to Planning Permission

## Arrange a viewing

Lisa Neil  
Branch Manager  
Commercial National

0191 737 1154  
commercial@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

Being sold via Secure Sale online bidding. Terms and Conditions apply.

We 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, and side for 10 motor vehicles and a detached garage.

The business & content within, is not included in the sale and the property is to be sold with vacant possession. The content within the property can be included in the sale subject to negotiation.

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.

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 a 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 sealed flooring.

EXTERIOR; Wrap around Forecourt with parking for 10 motor vehicles.

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. Ground floor boiler was fitted approx 5 years ago. The 2nd boiler located in the loft space is just over 1 year old with its first service recently complete.

TENURE: Freehold.

Price: Starting Bid £290,000

Property Type: Retail

Business Type: Other/Unspecified

Parking: Allocated

## Description

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 property also has a fully working useable basement space

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## Location

North Shore Blackpool

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## Tenure

Title number LA475884 - Freehold

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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.



Knowle Avenue, Blackpool, Lancashire, FY2 9RR

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

**Keith Pattinson Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0191 737 1154 ,  
commercial@pattinson.co.uk, www.pattinson.co.uk**

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