

FOR SALE

1 COWLEY ROAD
BLACKPOOL
LANCASHIRE
FY4 4NE

- EXTENSIVE WAREHOUSE / WORKSHOP TYPE BUILDING – PRESENTLY USED FOR SWEETS/CONFECTIONARY PRODUCTION
- CAR PARKING AND LOADING TO THE FRONT
- OPEN PLAN WAREHOUSE / WORKSHOP TYPE SPACE
- OFFICES AND FIRST FLOOR STORAGE
- WOULD SUIT A VARIETY OF USES – S.T.P.P.

ASKING PRICE: £249,950



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COWLEY ROAD, BLACKPOOL

DESCRIPTION

The property is predominantly warehouse/manufacturing premises, with offices.

Features include:

- Car parking to the front
- Initial ground floor, workshop/warehouse space, to the front
- Presently used for Sweets/Confectionary production
- 3 no. loading access points with roller shutters for security
- To the ground floor rear is the main open plan production area
- Pedestrian access to the front right of the building with stairs leading up to additional open plan storage/production areas
- Directors office
- Staff break out room/kitchen
- 2 no. WCs with wash hand basins
- In addition to the rear of the property is a mezzanine floor area providing additional storage areas

LOCATION

Cowley Road is directly accessed off Vicarage Road which is a main arterial route connecting various areas of the town. Cowley Road itself, comprises of additional similar buildings providing workshop / warehouse accommodation. Ease of commuting is available to various parts of Blackpool and surrounding towns and areas. Also towards the M55 motorway.

ACCOMMODATION

Ground floor

Main open plan warehouse/production area - 162 sq m
Additional warehouse space – 116 sq m

First floor rear

Mezzanine storage area - 37.3 sq m

Main first floor

Gross area – 225 sq m

Total combined GIA: 540.3 sq m / 5,815 sq ft
(Measurements are approximate)

ANTI-MONEY LAUNDERING

In accordance with Anti Money Laundering Regulations, two forms of identification and proof of funding will be required from the successful purchaser/tenant. Please note that we are required to electronically verify identification documents.

EPC

EPC Rating: To be confirmed.

VAT

Disclaimer: Prices quoted are exclusive of VAT but may be subject to VAT at the prevailing rate.

VIEWINGS

Strictly via prior appointment through Duxburys Commercial on 01253 316919.

ADDITIONAL PHOTOS

Can be seen to the latter pages of the brochure.

Disclaimer/ Planning Disclaimer

The sales particulars have been produced with information provided by the owner/occupier or landlord and are made in good faith without any responsibility whatsoever on the part of Duxburys Commercial. It is for the purchaser or as the case may be the lessee to satisfy themselves by inspection or otherwise, as to the accuracy or fullness of the information. They must not in entering into any contract or incurring costs or otherwise rely upon these particulars as statements or representations of facts. It is the responsibility of the tenant(s) / buyer(s) to make all relevant planning enquiries into planning permission. All planning enquiries to be made directly to the relevant authorities / planning department. No warranties are given by the agent in relation to planning.

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(5) Nothing in these particulars should be deemed to be a statement that the property is in good condition or that any of the facilities are in working order.

Note: Duxburys Commercial has not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air or water contamination. The purchaser is responsible in making his own enquiries in this regard.





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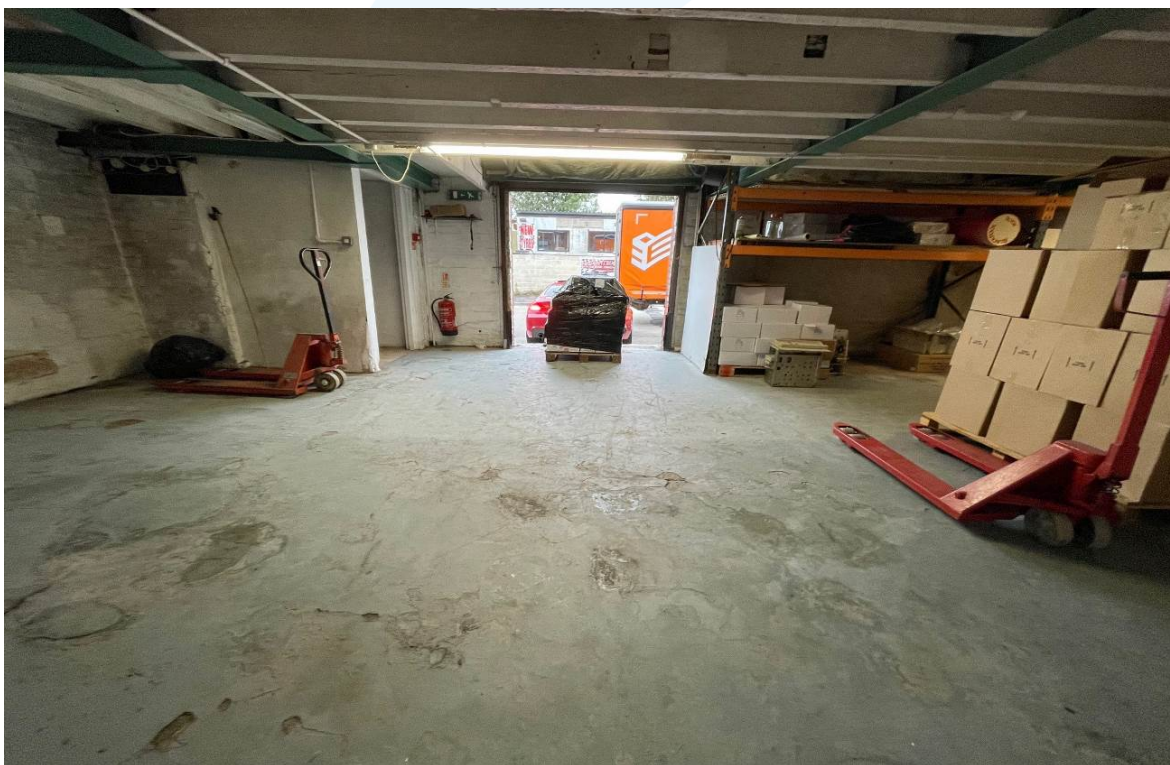
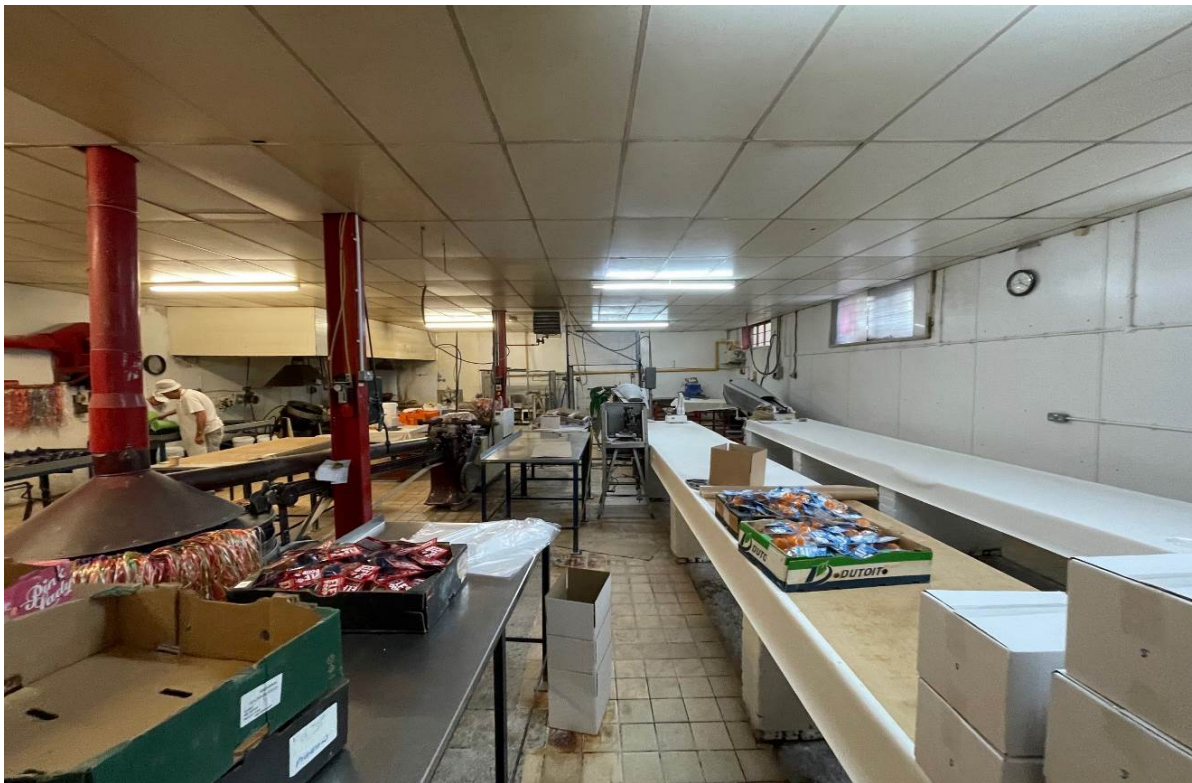


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