



Call us on 01253 623486  
or Fax: 01253 752068  
Email [info@kaysestates.co.uk](mailto:info@kaysestates.co.uk)  
Web [www.kaysestates.co.uk](http://www.kaysestates.co.uk)

COMMERCIAL ESTATE AGENTS

227/229 Church Street, Blackpool, FY1 3PB

**Specialists for over 50 years in the sale and valuation of businesses, hotels and all types of commercial properties.**

NB: The particulars set out in these details do not form part of an offer of contract. Any intending tenant/purchaser must satisfy self by inspection or otherwise as to their accuracy. Neither Kays nor the vendor has any authority to make or give any representation or warranty in relation to this property.



## **Car Showroom, Garage & 2 Bed House**

**Reference: 011117**

**Freehold Price: £400,000**

**Empire Garage & 151 Haweside Lane, Blackpool, FY4 4BA**

**VIEWING STRICTLY BY PRIOR TELEPHONE APPOINTMENT THROUGH OUR OFFICE.**

**DESCRIPTION:** Prominent corner car showroom located on Hawes Side lane at its junction with Dagers Hall Lane at Marton. Showroom for approx 6 cars with office plus rear garage and side workshop both with roller shutters, total area approx 220sqm. Forecourt and side yard provides a further 15/20 spaces. Total site area 535sqm including next door at 151 is a 2 bedroom end terraced house. Suit a variety of showroom uses or alternative subject to planning. Previous planning passed on the showroom site for two 3 or 4 bed town house and 5 x 2 bed apartments (lapsed 8/2014).

**LOCATION:** At the mini roundabout junction of Hawes Side Lane and Dagers Hall Lane at Marton Blackpool.

### **ACCOMMODATION**

**GROUND FLOOR:** Corner showroom with sliding glazed doors irregular in shape but approx 10m x 12m; office; wc; rear garage 5.1m x 5.2m with roller shutters; workshop 4.2m x 8.4m with roller shutters;



House: Lounge; kitchen;

**FIRST FLOOR:** House: 2 bedrooms; bathroom; (please note the house has not been inspected).

**EXTERIOR:** Corner forecourt with approx 15/20 spaces plus side yard.

