

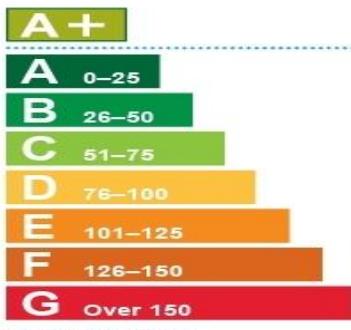


**Keswick Road, Blackpool, FY1 5PB**

**Starting Bid £70,000**

**Energy Performance Asset Rating**

More energy efficient



Net zero CO<sub>2</sub> emissions

95

This is how energy efficient the building is.

[WWW.EPC4U.COM](http://WWW.EPC4U.COM)

- **For Sale by Online Auction**
- **Former Rock Factory**
- **Five Storage Units/Garages with Large Warehouse Above**
- **Approximately 3142 sq ft.**
- **Range of Potential Uses (STPP)**
- **Near Blackpool's Major Regeneration Project**
- **Convenient for Blackpool Town Centre**
- **Improvement Works Required**

**To view all of our properties visit [www.tigerestates.co.uk](http://www.tigerestates.co.uk)**

# Rear of 4 Keswick Road, Blackpool

For Sale by Online Auction with a Starting Bid of £70,000. Terms and Conditions Apply. See WebbMove for all the Auction Details.

A substantial two-storey commercial building comprising of several storage units/garages and a large warehouse, which combined, span approximately 3,000 sq ft. The building suits a variety of uses (STPP) and borders Blackpool's multi-million pound regeneration project.

For further information call our office, browse the virtual tour/floor plans or visit Blackpool's planning portal for current planning consent/plans.



## GROUND FLOOR

### UNIT 1

11' 10" x 15' 5" (3.61m x 4.7m)

### UNIT 2

11' 10" x 15' 10" (3.61m x 4.83m)

### UNIT 3

11' 10" x 16' 1" (3.61m x 4.9m)

### UNITS 4, 5 AND BOILER ROOM

37' 2" x 17' 0" (11.33m x 5.18m)



### STORAGE

21' 1" x 8' 0" (6.43m x 2.44m)

### MALE TOILETS

4' 8" x 4' 6" (1.42m x 1.37m)

### FEMALE TOILETS

8' 1" x 4' 8" (2.46m x 1.42m)



## FIRST FLOOR

### FACTORY

10' 1" x 16' 4" (3.07m x 4.98m)

### FACTORY CONT.

10' 1" x 16' 5" (3.07m x 5m)

### FACTORY CONT.

10' 8" x 16' 10" (3.25m x 5.13m)

### FACTORY CONT.

38' 2" x 17' 6" (11.63m x 5.33m)



### OFFICE

14' 3" x 12' 9" (4.34m x 3.89m)

### STORAGE

21' 7" x 5' 1" (6.58m x 1.55m)



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## 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.

30/01/2026



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