



A vacant freehold mixed use property within Blackpool town centre comprising a former retail warehouse which benefits from planning permission for external alterations and use of premises, as altered as three ground floor retail units (Use Class A1) and 15 self-contained flats to the upper floors including ancillary gymnasium to the basement level, formation of roof garden, private and communal terraces to all upper floors, associated car parking, and refuse & cycle stores. We are advised the vendor has had full drawings prepared which are available to inspect at the Auctioneers Office to convert the property to provide thirty one-bedroom apartments however potential purchasers should make their own enquiries.

Situated Fronting Charnley Road which connects onto Coronation Street within walking distance to Blackpool town centre.

Accommodation
Basement

223.5 sq.m (2,513 sq.ft)

Ground Floor

Open Plan Warehouse/Retail Space 341.0 sq.m (3,670 sq.ft)

First Floor

Nine two-bedroom flats (including 2 x duplex)
91,007 sq.m (10,839 sq.ft)

Second Floor

Six two-bedroom flats 794.0 sq.m (8,547 sq.ft)

Total 2,365 sq.m (25,569 sq.ft)

Planning

Blackpool Council Planning Application 13/0265. http://openlylocal.com/planning_applications/3516641-Planning-Application-13-0265-CONCORDE-HOUSE-CHARNLEY-ROAD-

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Not to scale. For identification purposes only