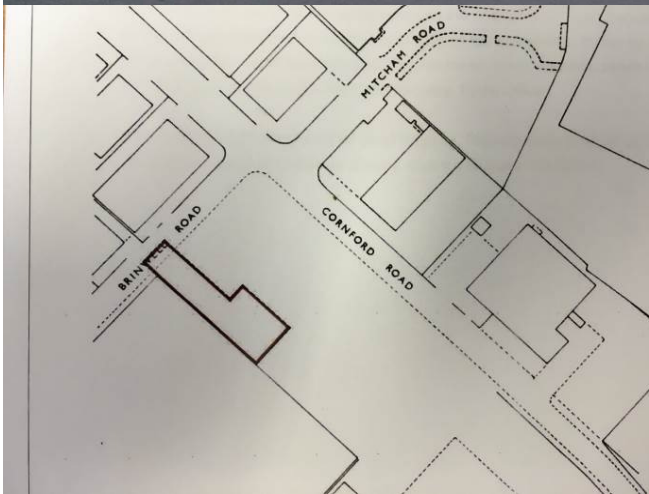


# FOR SALE

GATED COMPOUND  
BRINWELL ROAD  
BLACKPOOL  
FY4 4QU

- GATED COMPOUND IDEAL FOR STORAGE / VEHICLE STORAGE / ALTERNATIVE USES
- ALSO INCLUDES 3/4 NO. GARAGE UNITS TO THE REAR LEFT OF THE COMPOUND
- EASY ACCESS TO M55 MOTORWAY
- CIRCA. 620 SQ M / 6,674 SQ FT IN TOTAL
- PLANNING PERMISSION HAS BEEN SUBMITTED TO BLACKPOOL COUNCIL TO CONSTRUCT A 4000 SQ FT INDUSTRIAL UNIT WITH CAR PARKING

**ASKING PRICE: £145,000 + VAT**



Unit 8, Metropolitan Business Park, Blackpool, Lancashire, FY3 9LT  
t: 01253 316919 e: [enquiries@duxburyscommercial.co.uk](mailto:enquiries@duxburyscommercial.co.uk)  
f: 01253 765260 w: [www.duxburyscommercial.co.uk](http://www.duxburyscommercial.co.uk)

# BRINWELL ROAD, BLACKPOOL

## LOCATION

Situated on Brinwell Road, just off Cornford Road and close to the main arterial route of Clifton Road. Located within close proximity to the M55 motorway which in turn connects onto the M6.

## DESCRIPTION

A gated compound:

- Measures approx. 620 SQ M / 6674 SQ FT
- Excellent storage / vehicle storage options
- Presently let out but vacant possession is available on request and subject to a notice period
- Presently used to store buses / large vehicles
- Located next to Clifton Trade Park and opposite Lynx House business centre.

Planning permission has been submitted to Blackpool Council to construct an industrial unit with car parking. Further details available on request.

## PLAN

The plan detailed in the marketing details is for guidance purposes only but provides a guide to the boundaries and location. All interested parties should clarify the boundaries/site area themselves also.

## DIRECTIONS

Proceed along Clifton Road and turn right onto Cornford Road and then right again onto Brinwell road. The compound can be found on the left hand side (prior to Clifton Business Park and opposite Lynx House).

## AREA

Measures approx. 620 SQ M / 6674 SQ FT

## BUSINESS RATES

To be confirmed.

## VAT

All prices quoted are exclusive of VAT but may however be subject to VAT at the prevailing rate.

## VIEWINGS

Via appointment through our office on 01253 316 919.

### 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.

