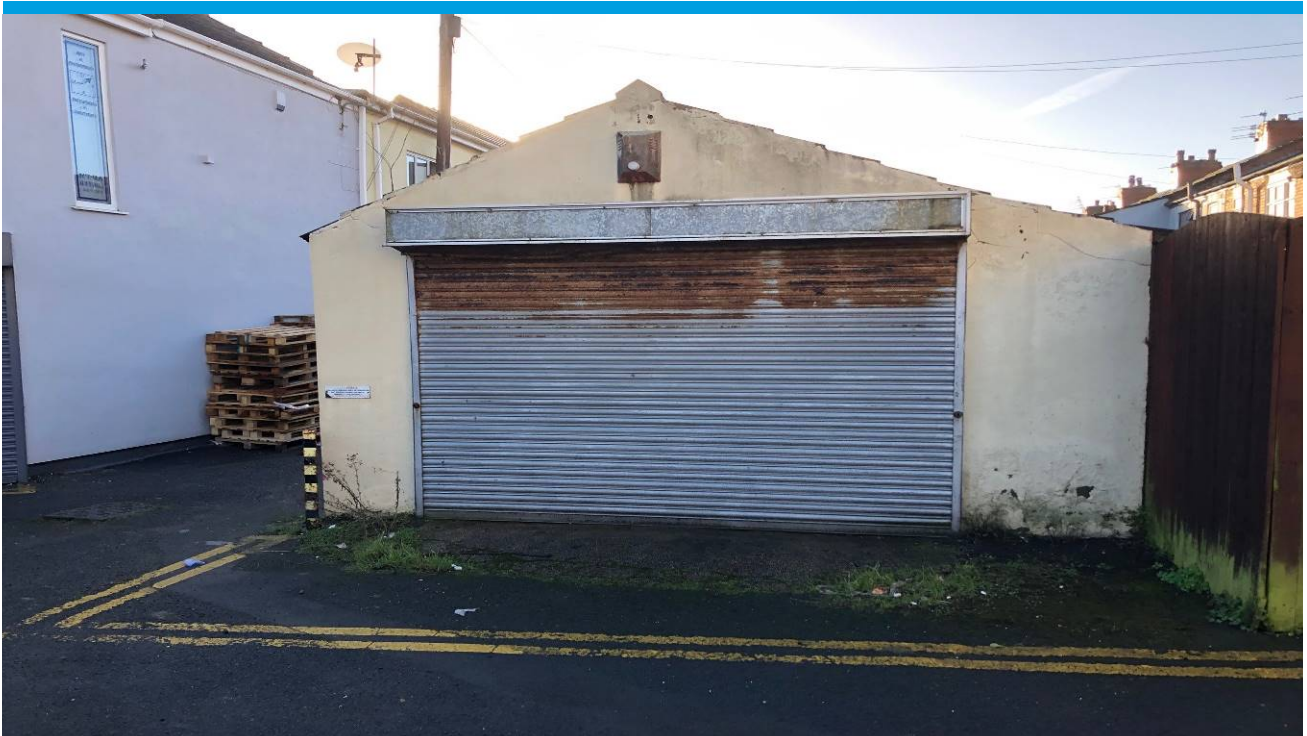


# FOR SALE

**GARAGE / WORKSHOP  
REAR OF HARRIS AVENUE / THRELFALL  
ROAD  
BLACKPOOL  
FY1 6NN**

- **STORAGE / WORKSHOP SPACE**
- **ROLLER SHUTTER SECURITY DOOR ENTRANCE**
- **GIA: 350 SQ FT, PLUS KITCHEN/WC**
- **DECEPTIVELY SPACIOUS INTERNALLY**
- **3 PHASE ELECTRIC CAN BE INSTALLED**
- **HAS WATER SUPPLY / WC / KITCHEN**

**ASKING PRICE: £34,950**



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)

# REAR OF HARRIS AVENUE / THRELFALL ROAD

## LOCATION

Proceed down Waterloo Road and over the 5-ways junction (Ansdell Road/Marton Drive/Hawes Side Lane), continue down and then turn right into Threlfall Road. Proceed down Threlfall Road and take the second right, the property can then be seen on the right hand side.

Alternatively, turn right into Eccleston Road, proceed down and turn left into Harris Avenue, proceed along and the property can be found on the left hand side.

## DESCRIPTION

A deceptively spacious garage/workshop unit:

- Can be used for storage or as a small workshop.
- Would suit the storage of a vehicle or to be used by a business.
- Gated entrance off Threlfall Road.
- Town centre location therefore convenient.
- Ideal for an owner occupier or to be bought for investment and rented out.
- Presently has single phase electrics but 3 phase can be installed.
- Benefits from a water supply.
- Internal viewing recommended.

## DIMENSIONS

GIA: 350 SQ FT, plus Kitchen and WC.

## VAT

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

## VIEWING ARRANGEMENTS

Via prior appointment through Duxburys Commercial on 01253 316919 OR EMAIL [adam@duxburyscommercial.co.uk](mailto:adam@duxburyscommercial.co.uk)

## ADDITIONAL PHOTOS

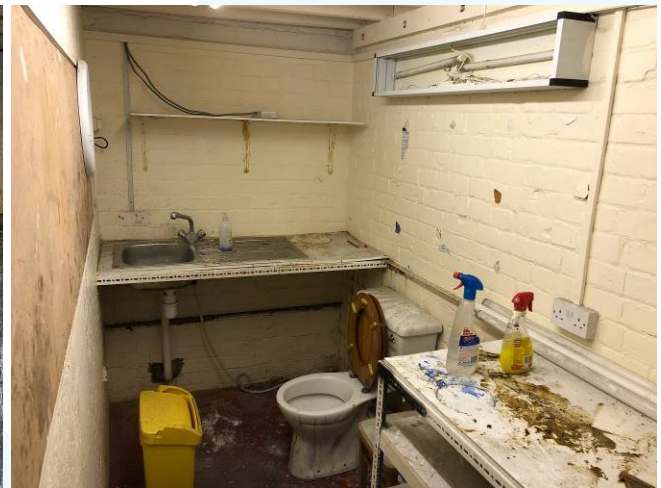
Can be seen to the back page of the brochure.

### 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.



Misrepresentation Act 1967: Duxburys Commercial, as agents for the vendor or, as the case may be, lessor (the "Vendor") and for themselves, give notice that:  
(1) These particulars are provided merely as a general guide to the property. They are not and shall not hereafter become part of any other contract.  
(2) The Statements herein are made in good faith without any responsibility whatsoever on the part of the Vendor, Duxburys Commercial or their servants. It is for the purchaser or as the case may be the Lessee (the "Purchaser") to satisfy himself by inspection or otherwise as to their accuracy and fullness, he must not in entering into any contract or otherwise rely upon these particulars as statements or representations of fact.  
(3) The Vendor does not make or give and neither Duxburys Commercial nor its servants has any authority, express or implied, to make or give any representations or warranties in respect of the property.  
(4) In the event of any inconsistency between these particulars and the Conditions of Sale, the latter shall prevail.  
(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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