

rightmove



# FOR SALE

## MIXED USE DEVELOPMENT



## FREEHOLD MIXED-USE PROPERTY

### BLACKPOOL – CONCORDE HOUSE, CHARNLEY ROAD, FY1 4PP

PRICE – ON APPLICATION

rightmove

# BLACKPOOL – CONCORDE HOUSE, CHARNLEY ROAD, FY1 4PP

## LOCATION

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

## DESCRIPTION

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.

## ACCOMODATION

|        |  |                       |
|--------|--|-----------------------|
| Unit 1 | Kitchen, Living / Dining Room, W.C.        | Bedroom x 2, Bathroom |
| Unit 2 | Dining Kitchen, Living Room, W.C.          | Bedroom, Bathroom     |
| Unit 3 | Dining Kitchen, Living Room, Utility, W.C. | Bedroom x 2, Bathroom |

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)

**(please note part of the ground floor not included in the sale)**

## PLANNING

Blackpool Council Planning Application 13/0265. [http://openlylocal.com/planning\\_applications/3516641-PlanningApplication-13-0265-CONCORDEHOUSE-CHARNLEY-ROAD](http://openlylocal.com/planning_applications/3516641-PlanningApplication-13-0265-CONCORDEHOUSE-CHARNLEY-ROAD)

This application has now lapsed

**ERV as is £45,000 per annum.**

**ERV as 15 Flats and 3 Shops £113,000 per annum.**

## VIEWING

**Strictly by appointment only.**

