

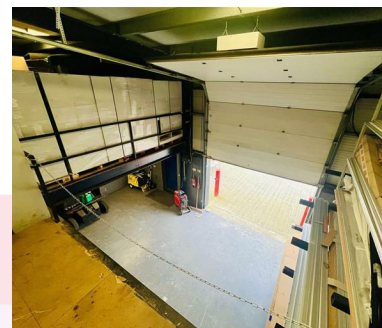
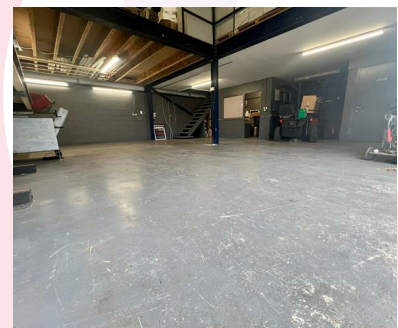
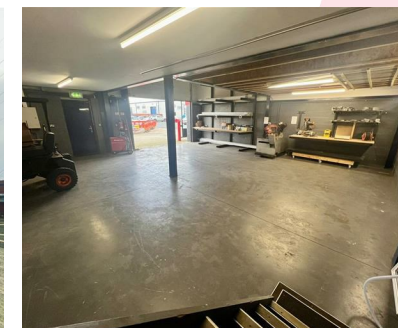


**BARROW CLOSE, BLACKPOOL  
FY4 5GU**

**£995 PER MONTH**

• OVER 2000 SQFT – DOUBLE LEVEL - WORKSHOP, STORAGE & OFFICE - SUITS ANY SMALL TRADE BUSINESS FROM ENGINEERING TO MANUFACTURING.

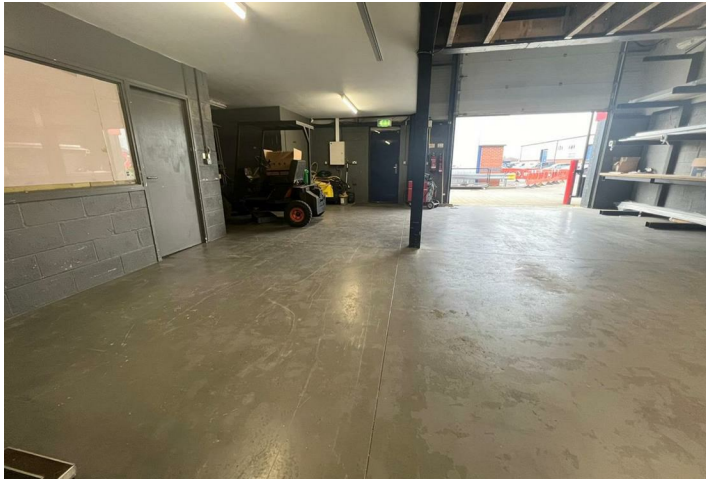
• COMPLETE WITH 3 PHASE POWER, OFFICE, TOILET, KITCHEN AND 4 OFF ROAD PARKING SPACES - END TERRACE POSITION WITH LARGE 3.5M WIDE DOOR AND MEZZANINE SPLIT LEVEL FOR EXTRA SPACE.



We take every care to ensure that details shown are correct, however, complete accuracy cannot be guaranteed and is expressly excluded from any contract. The information contained herein is for general guidance only. Unless otherwise stated, the condition of the heating system, electrical appliances and any fittings in the sale are not known and have not been tested by County and Commercial properties Ltd. We therefore cannot offer any guarantees in respect to them.



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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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