

PS139

**Former Electric Sub-Station with Change of Use Potential  
rear of St. Bernard's Road  
(Off Lancaster Road)  
Knott End  
FY6 0AW**



**Price: Offers Invited Over £25,000**

**Viewing: By appointment through Richard Turner & Son Bentham Office.**

Comprising a freehold detached, brick built, single storey former electrical sub-station with an internal floor to ceiling height of 11'1 (3.38m) and extending internally to circa 170sq feet or thereabouts together with an external concreted apron.

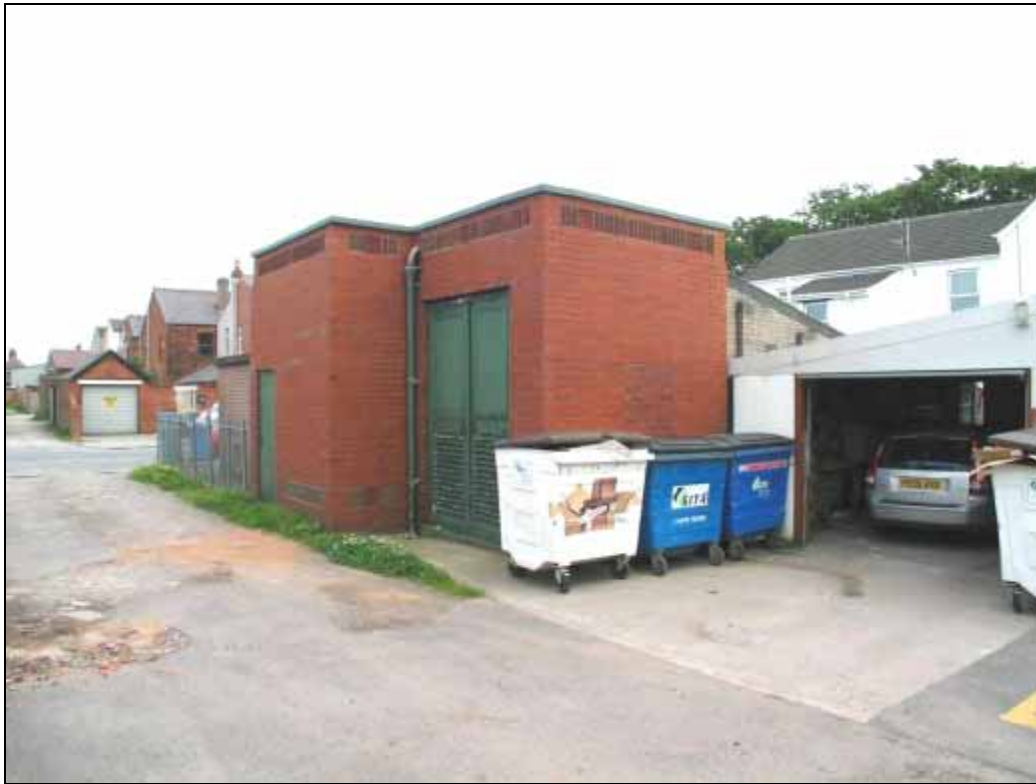
There are no services presently connected to the property, however, all mains services are close to hand and should be available subject to application by the purchaser and accordingly, with due imagination, this building may possibly ideally lend itself, subject to necessary Planning Permission being sought, for conversion or redevelopment into alternative uses.

**Solicitors:**

Blackhursts Solicitors, 22 Edward Street, Blackpool, FY1 1BA.  
Tel: 01253 293 061.

**Agents:**

Richard Turner & Son, Royal Oak Chambers, Main Street,  
High Bentham, Nr Lancaster, LA2 7HF. Tel: 015242 61444.  
**Through whom all offers and negotiations should be conducted.**



**Boundary Plan**



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