

# Lot 34, 47-53 Abingdon Street, Blackpool,

Lancashire FY1 1DH

For sale by Auction on 12th February 2026 (unless sold or withdrawn prior)



Freehold Retail/Residential Development Opportunity

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## Property Information

### Freehold Retail/Residential Development Opportunity

- Fully vacant double-fronted shop on the ground/first floor with 3 bed flat on second floor
- Approx. 389.50 sq m (4,192 sq ft)
- Town centre location
- Potential to convert to residential on first floor (subject to consents), with lapsed planning consent to convert into 3 flats
- Of interest to owner occupiers, developers and investors
- Close to the new Department of Work and Pensions office and Lancashire University's new campus - University Centre Blackpool

#### Lot

34

#### Auction

12th February 2026

#### Vacant Possession

#### Status

Available

#### Sector

Development, Retail, Residential

#### Auction Venue

Live Streamed Auction

### Location

#### Miles

17 miles west of Preston, 28 miles west of Blackburn, 56 miles north of Liverpool, 58 miles north-west of Manchester

#### Roads

M55, A584, A583

#### Rail

Blackpool North Railway Station

#### Air

Blackpool International Airport

### Situation

The property is prominently situated on the west side of Abingdon Street in Blackpool Town Centre and lies within walking distance from Blackpool Tower. Nearby occupiers include Co-op and Home Bargains. The property also benefits from being close by to Church Street, a principal pedestrianised retailing thoroughfare in the town, which includes occupiers such as Primark, JD Sports, Boots and Costa Coffee.

### Tenure

Freehold.

### Description

The property comprises a double-fronted vacant shop arranged on the ground floor, with ancillary accommodation on the first floor and a vacant 3 x bedroom flat on the second floor.

### VAT

VAT is applicable to this lot.

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## Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant
Ground	Retail/Ancillary	159.20	(1,714)	VACANT
First	Ancillary	156.40	(1,683)	
Second	3 x Bed Flat	73.90	(795)	
Total Approximate Commercial Floor Area		389.50	(4,192)	



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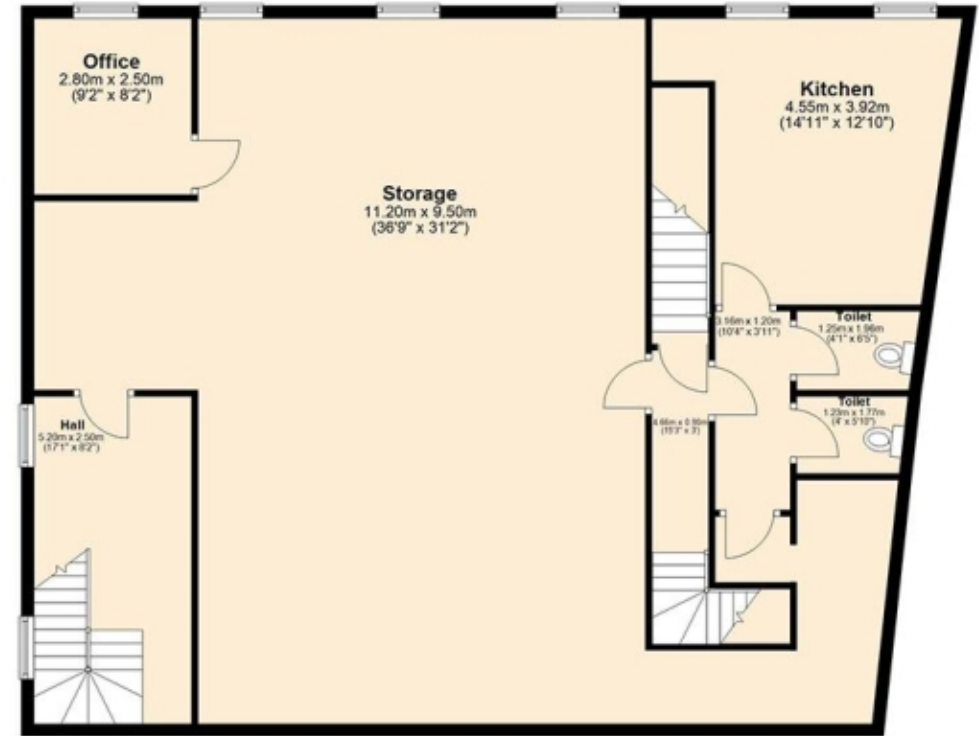
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**Ground Floor**  
Approx. 159.2 sq. metres (1713.6 sq. feet)



**First Floor**  
Approx. 156.4 sq. metres (1683.2 sq. feet)



Total area: approx. 315.6 sq. metres (3396.7 sq. feet)  
47-53 Abingdon Street, Blackpool

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Total area: approx. 73.9 sq. metres (795.2 sq. feet)



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## Contacts

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