



kenricksestateagents.co.uk



Who Are We?

With over 25 years of experience in the commercial property market, we will offer our expertise and knowledge to ensure you receive exceptional and professional service at all times.

Reputed as being one of Lancashire's Leading Commercial Estate Agents, our innovative approach, along with our vastly experienced sales team, ensure you are always given the best possible advice. So regardless of whether you are looking to buy or sell commercial property in the Lancashire region, we can make you this promise... you can always rely on us to work hard on your behalf.

In today's challenging financial market, where finance is not always readily available, it is essential to have an agent who understands what can be achieved and provide solutions to helping ensure that your sale or purchase becomes a reality.

Therefore, we make it our business to understand your business, so whether you are looking to sell, buy, lease or let a business or commercial property, you can rely on us to broker the best possible deal. We work hard on your behalf to ensure that you are always informed every step of the way to ensure the sale or purchase is as hassle-free as possible because we know our success is based on your success.

We are on hand to help you comply with current legislation, prepare your property for sale, and ensuring you have met any other obligations that you may not know about.

Tel: 01253 420420

Option 1 - Commercial Sales & Lettings

Email: commercial@kenricksestateagents.co.uk

Our Testimonials

Vendor of Coop Street, Blackpool



Starting Bid £20,000 | Sold for £76,000

"I sold my aunt's ex-hotel by auction through Kenricks and Pattinsons. Everything was so easy from start to finish and to put a top hat on the experience, we got £50,000 over the reserve price. Outstanding!"





Partnering with the **Best**



Kenricks Commercial Estate Agents are proud to work exclusively with auction experts Pattinson Auction.

This is the perfect collaboration, combining Kenricks Commercial's 25+ years' experience of serving the Fylde Coast with the expertise of Pattinson's unrivalled auction offering.

There's often a misconception that selling by auction is the option vendors choose when they've exhausted all other possibilities. When in fact, selling by auction can secure you the best price and often for more than the reserve price.

Paul Crossley, owner of Kenricks Commercial, says: "We now sell a significant percentage of our clients' commercial properties via auction. If you're looking to be in control of the price you accept, and want to sell your property in a clear and transparent way and with a 0% sale fee, auction is absolutely the right option for you. Our partnership with Pattinson Auction provides an exclusive and unrivalled way in which to sell your commercial property. The team at Pattinson Auction offers a service that is second to none."

"Our auction service enables us to sell millions of pounds' worth of commercial properties to entrepreneurs and businesses from all over the world, and quickly too. Usually, the deal is done within 28 days which keeps all parties happy!"

Our Numbers Speak for Themselves...





Auction Success Stories



0%
Sales Fee

Lightburne Avenue, Lytham St. Annes, FY8 1JE

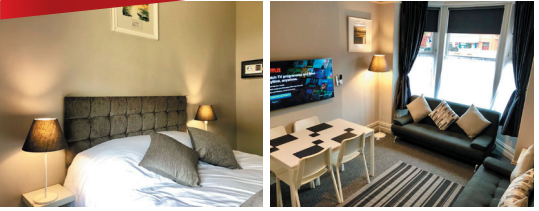
Hotel

FOR SALE VIA ONLINE AUCTION: terms and conditions apply.

We are delighted to offer these superb luxury apartments for sale. This substantial 3 storey detached property is situated close to the Promenade in the highly desirable sea-side Town of St Annes on Sea.

The property went through an extensive refurbishment in 2018 and needs to be viewed to be fully appreciated. All apartments are fully equipped to the highest standard. Independently centrally heated with own boiler and thermostat control. Bluetooth smart phone door entry system. USB sockets. Power mirrors. Fully fire safe.

SOLD! SIMILAR PROPERTIES URGENTLY REQUIRED!



0%
Sales Fee

New South Promenade, South Shore, FY4 1RN

Hotel

FOR SALE BY ONLINE AUCTION: terms and conditions apply.

We are delighted to offer this 42 Bedroom Hotel For Sale. This substantial 4 storey property is situated on a prominent corner position on the prestigious New South Promenade in Blackpool. The hotel has not traded for a few years. The site occupying an area of 0.1833 area is ideal for re-development if desired or could be re-opened as a trading hotel. Viewing is highly recommended.

We have been advised that there is a lease registered against the property. A solicitor has submitted a notice to terminate the lease.

SOLD! SIMILAR PROPERTIES URGENTLY REQUIRED!



0%
Sales Fee

King Edward Avenue, Blackpool, FY2 9TA

Hotel - B & B's

FOR SALE VIA ONLINE AUCTION: terms and conditions apply.

We are pleased to offer to auction this beautifully appointed 10/11 bedroom licensed hotel. This substantial mid terraced 3 storey property is situated in the desirable trading location of King Edward Avenue in North Shore Blackpool being close to the prestigious Queens Promenade. The hotel is in lovely order throughout, maintaining many of its original features and needs to be viewed to be fully appreciated.

Please note we have not inspected this property.

SOLD! SIMILAR PROPERTIES URGENTLY REQUIRED!





Auction Success Stories



0%
Sales Fee

Gynn Avenue, Blackpool, FY1 2LD

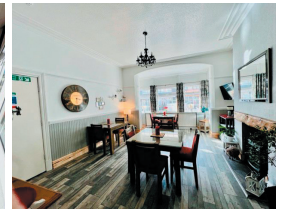
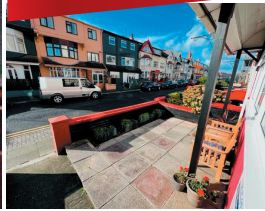
Hotel - B & B's

FOR SALE BY AUCTION: terms and conditions apply.

We are pleased to offer to auction this apart-hotel for sale. This substantial 3 storey property is situated in the desirable location of Gynn Avenue in North Shore Blackpool. The property is being reluctantly offered for sale due to ill health, and has been maintained to a high standard throughout, with a combination of letting bedrooms and 2 self-contained apartments as well as superb private accommodation. We are advised the vendor has recently installed a new boiler at the premises.

Please note: We have

SOLD! SIMILAR PROPERTIES URGENTLY REQUIRED!



0%
Sales Fee

Clifton Drive, Blackpool, FY4 1NE

Hotel - B & B's

FOR SALE BY AUCTION: Terms and conditions apply.

We are pleased to offer to auction this 18 bedroom licensed hotel for sale. This substantial 4 storey property is situated in a prominent corner position in South Shore, Blackpool being close to the Promenade, Pleasure Beach and many of Blackpool's sea front entertainments. The hotel has been maintained to a good standard throughout and has been owned by our clients since 1988. Needs to be viewed to be fully appreciated.

Please note: Pattinson

SOLD! SIMILAR PROPERTIES URGENTLY REQUIRED!



0%
Sales Fee

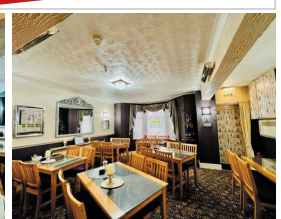
Hornby Road, Blackpool, FY1 4QG

Hotel - B & B's

FOR SALE BY ONLINE AUCTION: terms and conditions apply.

We are pleased to offer this delightful 11 Bedroom Licensed Hotel for sale. The hotel is situated in the busy all year-round trading location of Hornby Road within close proximity to the Winter Gardens, Promenade and the new three hundred-million-pound planned development. This substantial 4 storey Hotel has been maintained to a high standard throughout and has retained many of its original features. We have informed the business for sale.

SOLD! SIMILAR PROPERTIES URGENTLY REQUIRED!





Auction Success Stories



0%
Sales Fee

Withnell Road, Blackpool, FY4 1HF

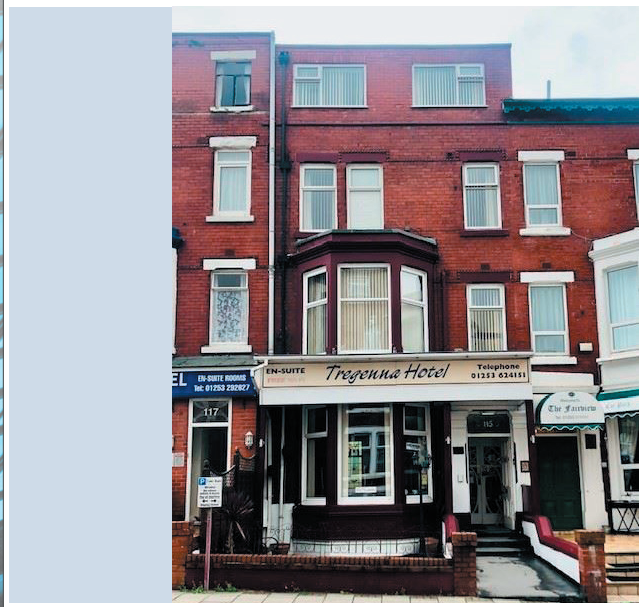
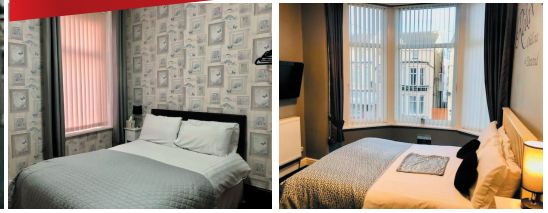
Hotel - B & B's

FOR SALE BY AUCTION: Terms and conditions apply.

We are pleased to offer to auction this 16 bedroom Licensed Hotel for sale. This substantial double fronted detached property is situated within close proximity of Blackpool's Promenade, Pleasure Beach and benefits from having substantial private accommodation and car parking for 12 motor vehicles. The Hotel is in lovely order throughout and needs to be viewed to be fully appreciated.

Please note: Pattinsons have not inspected this property.

SOLD! SIMILAR PROPERTIES URGENTLY REQUIRED!



0%
Sales Fee

Albert Road, Blackpool, FY1 4PW

Hotel - B & B's

FOR SALE BY ONLINE AUCTION: terms and conditions apply.

We are pleased to offer to auction this 14 bedroom licensed hotel for sale. This substantial 4 storey property is situated in the heart of Blackpool's vibrant town centre, being close to Winter Gardens, entertainments and all amenities. The hotel benefits from also having superb 4 bedroom private accommodation and needs to be viewed to be fully appreciated. The hotel is centrally heated and has double glazing. All letting bedrooms have flat screen TVs, room refreshments and some bedrooms have safes. Accounts on application.

SOLD! SIMILAR PROPERTIES URGENTLY REQUIRED!



0%
Sales Fee

Alexandra Road, Blackpool, FY1 6BU

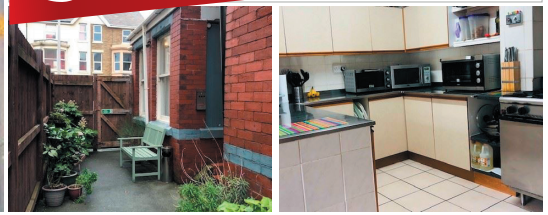
Hotel - B & B's

FOR SALE VIA ONLINE AUCTION: terms and conditions apply.

We are pleased to offer to auction this 8/9 bedroom licensed hotel for sale. This beautifully appointed substantial semi-detached property is situated within close proximity of Blackpool's sea front. The hotel has been renovated and maintained to a high standard throughout and needs to be viewed to be fully appreciated.

Please note we have not inspected this property.

SOLD! SIMILAR PROPERTIES URGENTLY REQUIRED!





IN PARTNERSHIP WITH:
Pattinson
Auction

Auction Success Stories

Station Road, Blackpool, FY4 1EU

0% Sales Fee

SOLD! SIMILAR PROPERTIES URGENTLY REQUIRED!

Osborne Road, South Shore, FY4 1HQ

0% Sales Fee

SOLD! SIMILAR PROPERTIES URGENTLY REQUIRED!

Bairstow Street, Blackpool, FY1 5BN

0% Sales Fee

SOLD! SIMILAR PROPERTIES URGENTLY REQUIRED!

King Edward Avenue, Blackpool, FY2 9TA

0% Sales Fee

SOLD! SIMILAR PROPERTIES URGENTLY REQUIRED!

Palatine Road, Blackpool, FY1 4BY

0% Sales Fee

SOLD! SIMILAR PROPERTIES URGENTLY REQUIRED!

Napier Avenue, Blackpool, FY4 1PA

0% Sales Fee

SOLD! SIMILAR PROPERTIES URGENTLY REQUIRED!

Hornby Road, Blackpool, FY1 4QS

0% Sales Fee

SOLD! SIMILAR PROPERTIES URGENTLY REQUIRED!

Hornby Road, Blackpool, FY1 4QG

0% Sales Fee

SOLD! SIMILAR PROPERTIES URGENTLY REQUIRED!

Vance Road, Blackpool, FY1 4QD

0% Sales Fee

SOLD! SIMILAR PROPERTIES URGENTLY REQUIRED!

Reads Avenue, Blackpool, FY1 4DG

0% Sales Fee

SOLD! SIMILAR PROPERTIES URGENTLY REQUIRED!

Reads Avenue, Blackpool, FY1 4BP

0% Sales Fee

SOLD! SIMILAR PROPERTIES URGENTLY REQUIRED!

York Street, Blackpool, FY1 5AQ

0% Sales Fee

SOLD! SIMILAR PROPERTIES URGENTLY REQUIRED!

Lord Street, Blackpool, FY1 2BD

0% Sales Fee

SOLD! SIMILAR PROPERTIES URGENTLY REQUIRED!

Park Road, Blackpool, FY1 4HT

0% Sales Fee

SOLD! SIMILAR PROPERTIES URGENTLY REQUIRED!

Palatine Road, Blackpool, FY1 4BX

0% Sales Fee

SOLD! SIMILAR PROPERTIES URGENTLY REQUIRED!

Hornby Road, Blackpool, FY1 4QG

0% Sales Fee

SOLD! SIMILAR PROPERTIES URGENTLY REQUIRED!



Why Auction?



Usually, property sellers tend to market their property via conventional methods; however, selling property via private treaty frequently involves:

- *A lengthy process.*
- *No firm commitment from a buyer.*
- *A high risk of the sale falling through.*
- *No firm date for completion of the sale.*
- *Re-negotiation of price after the sale is agreed.*

We created our **Auction Solution** to eliminate these traditional pitfalls, which quickly exchanges your property for the maximum price in today's market and **0% Sales Fee**.

Our Auction Department has almost **30 years** of experience selling property across the UK, accumulating **over 6.5 million** page views per year via our **Online Bidding Platform**. Along with instant property feeds to all leading property portals, we guarantee your property receives maximum exposure to attract as many potential buyers as possible.

Our experienced team will oversee the transaction right through to completion. At the same time, you remain in control of any significant decisions, ensuring you feel supported at every step of your property journey.

Auction properties come in all shapes, styles, and values. It's a common misconception that only run-down and distressed properties sell at auction; however, this is not the case. We've successfully sold properties all over the UK, ranging from detached family homes to stylish loft-style apartments via our tried and trusted **Auction Solution**.

Just ask yourself this question...

"Would I like to achieve an acceptable price for my property from a buyer who has paid non-refundable fees to secure my property and in a timeframe that suits me?"



And all with no estate agency fees to pay?"

Did you know?

Less than **1%** of our auction sales fall through. Compared to approximately **30%** of private treaty sales in the UK.



How Does a Property Auction Work?



We will enter your property into a unique auction cycle with a fixed end date. Together, we agree on an attractive **Starting Bid** to market your property and an undisclosed **Reserve Price**. Once agreed, marketing of your property begins immediately via our **Online Bidding Platform** and all leading property portals.



Our **Online Bidding Platform** in Numbers...

- Total **Property Value Exchanged** Over **£4.1 Billion**
- Total **Properties Exchanged** Over **38,000 Properties**
- Total **Page Views** Per Year Over **6.5 Million**

* Quoted figures logged via our **Online Bidding Platform** since launch & page views inclusive of associated property portals.

- **Starting Bid**

This price is set lower than your reserve price to generate as much interest as possible.

- **Reserve Price**

A minimum price you are seeking to achieve. Your property is not sold for anything less than this amount - unless under your express permission. Only you and the Auction Department are aware of what the **Reserve Price** is.

- **Auction Date**

Your property will sell for the highest bid at auction end, but only if the offer meets or exceeds your pre-agreed **Reserve Price**.

- **Viewings**

We encourage interested parties to view the Video Tour of your property in the first instance, where possible, to maximise the number of potential viewers to your property. We'll only arrange a physical viewing for proceedable buyers, to eliminate time-wasting.

- **Legal Pack**

Our legal team partners will produce a legal pack at no upfront cost allowing buyers to carry out their due care and diligence before placing an offer. The legal pack allows all parties to facilitate an exchange of contracts as soon as there is an acceptable offer.

- **Commercial Property**

There are more variables to consider when selling a commercial property, whether a business is currently operating from the premises, or not. Our expert team are there to guide you through the process, from preparation to completion. As members of **RICS** (Royal Institute for Chartered Surveyors), we have a qualified team dedicated to overseeing the sale of your commercial property is as hassle-free as possible.



What Are the Benefits?



We will sell your property with **0% Sales Fee**, meaning you keep all of your sales proceeds. There are no upfront costs to list your property, and we have partnered with solicitors who can provide you with a legal pack on a **No Sale, No Fee** basis. Therefore, you will only have solicitor costs to cover when your property sells.

- **0% Sales Fee**
You can sell your property with absolutely no estate agency fees to pay!
- **Control Over the Price**
Your property does not sell for less than you allow.
- **Complete Transparency of Sale**
All bids on your property are visible via our **Online Bidding Platform** enabling interested parties to place offers anywhere, anytime. Enabling us to drive up the sale price as buyers bid against one another.
- **A Committed Buyer**
Your buyer is obligated to pay non-refundable fees once you accept their offer. They are then financially committed to purchasing your property at the agreed price, ensuring you a secure sale. The fees we collect from the buyer allow us to give you the full auction advertising and marketing without any cost to you.
- **A Timeline Which Suits You**
Your property sells quickly. The buyer must complete within timescales of 28 or 56 days, or a lengthier completion if more agreeable.

The Auction Process...



Myths & Truths of Auction



Myth. Auction is only for experienced, cash-rich investors.

Truth. Everyone can buy at Auction, including mortgage and first-time buyers.

Myth. Auction is only for low end, rundown properties and desperate sellers.

Truth. Any type of property is suitable for Auction. We've successfully sold properties all over the UK, including detached family homes and stylish loft-style apartments.

Myth. There are large commission fees to pay.

Truth. We will sell your property with 0% sales fee. As we collect fees from the buyer, we can give you the full auction advertising and marketing without any cost to you.

Myth. I have to accept the highest bid on my property, which may not be the price I was hoping to achieve.

Truth. The Reserve Price you set ensures the property never sells for less than you expect. We advertise your property with an attractive starting bid, leading to more viewings and interest; this equates to more offers and ensures you achieve the best possible price in the current market.

Myth. Too fast.

Truth. You can decide whether you would like the sale to complete within 28 or 56 days, but this can be tailored to your requirements if needed.

When and Where?

Buyers can bid on your property, anywhere, anytime in 'real-time' by visiting...



kenricksestateagents.co.uk





Auction Success Stories

kenricksestateagents.co.uk