



Call us on 01253 623486  
or Fax: 01253 752068  
Email [info@kaysestates.co.uk](mailto:info@kaysestates.co.uk)  
Web [www.kaysestates.co.uk](http://www.kaysestates.co.uk)

**COMMERCIAL ESTATE AGENTS**

227/229 Church Street, Blackpool, FY1 3PB

**Specialists for over 50 years in the sale and valuation of businesses, hotels and all types of commercial properties.**

NB: The particulars set out in these details do not form part of an offer of contract. Any intending tenant/purchaser must satisfy self by inspection or otherwise as to their accuracy. Neither Kays nor the vendor has any authority to make or give any representation or warranty in relation to this property.



## **Student Accommodation x 19 Units**

**Reference: 011310**

**Freehold Price: £375,000**

**94/96/98 Palatine Road, Blackpool, FY1 4BY**

**VIEWING STRICTLY BY PRIOR TELEPHONE APPOINTMENT THROUGH OUR OFFICE.**

**DESCRIPTION:** Spanning three buildings this substantial investment opportunity is located close to Blackpool & The Fylde College University Centre. Arranged internally as; 1 interconnected double property providing 14 en suite letting rooms and 1 single property providing 5 en suite rooms, both with excellent communal/recreation spaces. Potential income IRO £75,000/£80,000 per annum - landlord pays bills.

**\*\* We have received an offer of £350,000**

**Any increased offers are to be received within 5 days of this notice at the agents\*\***

**LOCATION:** The property is situated on the north side of Palatine Road, to the west of its junction with Park Road. Blackpool and the Fylde College University Centre is within a short walk.

### **ACCOMMODATION**

**GROUND FLOOR:** No 94 - Single building. Shared entrance to hallway; reception/TV room; dining room; utility, 1 Bedroom- en suite

No.96-98 - Double Building. Shared entrance to hallway; reception/TV room, communal kitchen; recreation/games room with UPVC doors to rear, utility room, store/office, W.C - 2 Bedrooms en-suite

**FIRST FLOOR:** No.94 - 3 Bedrooms - en suite

No. 96/98 - 6 Bedrooms - En Suite

**SECOND FLOOR:** No.94 - 1 Bedroom - en suite

No.96/98 - 6 Bedrooms - En Suite

**EXTERIOR:** 94 - Rear yard, concrete forecourt parking. 96-98 Rear gated yard, concrete forecourt parking.

**BUSINESS:** We are advised each apartment is let at £390.00pcm. Landlord pays bills. 14/19 units let at time of inspection on agreements.

Surface water flooding is sometimes known as flash flooding - It happens when rainwater cannot drain away through normal drainage systems.

This property is in an area listed as having a high risk of surface water flooding which means more than 3.3% chance of a flood each year in that general location.

This property has no history of flooding in the last 5 years.

**SERVICES:** Gas, electric and water. We are advised 3 gas boilers across the 3 properties. Council Tax Band: G

94 - EPC D until 2034

96 - EPC D until 2034

98 - EPC D until 2034







