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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.



5 Self Contained Permanent Flats & Garage

Reference: 010194

Freehold Price: £225,000

Tenure Type: Freehold

DESCRIPTION: A substantial end terraced Three storey property located close to Queens Promenade and a local parade of shops. 5 self contained flats consisting of four 1 bedroom and one spacious ground floor apartment with 2 bedrooms en suite. Rear garage. Rental income £24,000 per annum. Individual gas central heating with combi boiler & gas meter for each flat.

LOCATION: On the Northerly frontage of Knowle Avenue close to local shopping parade and

Queens Promenade in a popular residential area.

ACCOMMODATION

Ground Floor: Vestibule entrance, hall & stairs. **Ground Floor Flat:** Lounge, kitchen; bedroom with en suite bathroom, dining room; bedroom with en suite shower wc and wash hand basin; separate wc and wash hand basin.

First Floor: Flat 1: Lounge and kitchen; bedroom; bathroom with over bath shower, wc and wash hand basin; **Flat 2:** Lounge and dining kitchen; bedroom; shower, wc and wash hand basin.

Second Floor: Flat 3: Lounge and kitchen; bedroom; shower wc and wash hand basin; **Flat 4:** Lounge and kitchen diner; bedroom; shower wc and wash hand basin.

Exterior: Side yard and rear garage.

Rent Schedule:

Ground floor: Let £450 per month (£5,400 per annum).

Flat 1: Let £340 every 4 week (£4,420 per annum).

Flat 2: Let £85 a week (£4,420 per annum).

Flat 3: Let £85 a week (£4,420 per annum).

Flat 4: Let £332.32 every 4 weeks (£4,320 per annum).

Garage: Let £15 a week (£780 per annum).

Gross Rental Income: £23,760 per annum.

SERVICES: All mains services connected, pre paid meters and individual combi boilers to all flats.

TENURE: Freehold. Subject to tenancies

RATES: Individual Council Tax

Viewing STRICTLY BY PRIOR TELEPHONE APPOINTMENT THROUGH OUR OFFICE.

18 Knowle Avenue, North Shore, Blackpool FY2 9RX