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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.



## **Flats & Shop Investment**

**Reference: R9580**

**Price: £235,000 (Freehold)**

**Tenure Type: Freehold**

**DESCRIPTION:** A substantial corner property located in an excellent location adjacent to Cleveleys Town Centre and Promenade. The property has been fully refurbished and modernised and provides 4 quality self contained one bed apartments all with modern fitted kitchens and bathrooms. Fully double glazed and central heating with individual gas boilers for heating & hot water. Individual electric card meters. Separate single storey shop premises operating as a Hairdressers produces £6,500 per annum. Rental income in excess of £27,000 per annum. Viewing recommended.

**LOCATION:** On the corner of Coronation Road and Kings Road in Cleveleys adjacent to the Promenade and Cleveleys Town Centre.

### **ACCOMMODATION**

**Ground Floor:** Communal entrance hall and stairs. Flat 1: Lounge and kitchen; bedroom; shower & wc.

**Flat 2:** Lounge/kitchen; bedroom; shower & wc, this flat has it's own entrance off Kings Road.

**First Floor:** Flat 4: Inner hall; lounge/kitchen; shower room & wc; bedroom. Flat 3: Lounge/kitchen; shower & wc.

**Second Floor:** Flat 3 continued: bedroom.

**9 Kings Road Ground Floor:** Single storey shop premises approx. 40sqm;

**Exterior:** Garden area to front and side, parking space to rear.

**BUSINESS:** All flats let on an ASTA at £433.33 per calendar month. The shop is producing £125 a week (£6,500 pa). Gross rental income £27,300 per annum.

**EPC:** All 4 Flats - D

**SERVICES:** All mains services connected. Individual gas central heating boiler to each flat. Electricity on individual card meter.

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

