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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.



Investment Flats

Reference: 010330

Freehold Price: £245,000

Tenure Type: Freehold

DESCRIPTION: Substantial detached property located immediately off Queens Promenade at Bispham close to Red Bank Road. The property comprises of 6 self-contained flats including four 1 bedroom and two 2 bedroom units. Rents range from £75 to £110 a week with a gross rental income of £535 a week (£27,820 per annum). Individual card meter and Landlords supply gas central heating.

LOCATION: On the Northerly frontage of Cavendish Road at Bispham immediately off Queen Promenade close to Red Bank Road.

ACCOMMODATION

Ground Floor: Flat 1 (maisonette): Lounge; kitchen; stairs to basement with 2 bedrooms; shower

and wc; **Flat 2 (side entrance):** Lounge; kitchen; bedroom with en suite shower and wc;

Basement (rear entrance): Lounge; kitchen; bedroom with en suite shower and wc;

First Floor: Flat 3: Lounge/kitchen; bedroom with en suite shower and wc; **Flat 4:** Lounge/kitchen; bedroom; shower and wc;

Second Floor: Flat 5: Lounge; kitchen; 2 bedrooms; shower and wc;

Exterior: Drive and rear yard.

RENT SCHEDULE:

1 let at £75 per week, 3 let st £85 per week, 1 let at £95 per week and 1 let at £110 per week. Gross annual rental income £27,820 with an initial yield of 11.5%

SERVICES: All mains services connected, gas central heating (landlords supply), individual electricity card meters.

Viewing STRICTLY BY PRIOR TELEPHONE APPOINTMENT THROUGH OUR OFFICE.

2 Cavendish Road, Blackpool FY2 9JR