



Call us on 01253 623486
or Fax: 01253 752068
Email info@kaysestates.co.uk
Web 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.



Mixed Investment Property

Reference: 009764

Freehold Price: £320,000

Tenure Type: Freehold

DESCRIPTION: Mixed use investment property located in the popular market town of Poulton-le-Fylde. The property consists of a ground floor Mexican restaurant let on a 10 year lease from 1st December 2014 with a passing rent of £16,800 per annum. The upper floor provides a self contained 3 bedroom flat let on a AST at £540 per calendar month. Total annual income £23,280 producing a 7.3% yield. The adjoining investment property is also available if a larger investment is required.

LOCATION: On Breck Road in Poulton Town Centre close to the Train Station situated amongst all the restaurants, eateries and bars.

ACCOMMODATION

Ground Floor: Double fronted restaurant premises with kitchen & wc's.

First Floor: 3 bedroom apartment.

TENANTS SCHEDULE:

Ground Floor Restaurant No 5/7: 10 year lease 1st December 2014, 3 year rent review, passing rent £16,800 per annum;

First Floor Flat No 5a: Let on a AST at £540 per calendar month (£6480 per annum).

SERVICES: Separate services to restaurant and residential.

TENURE: Freehold subject to leases/tenancies.

DECLARED INTEREST: The vendor is related to a member of Kays staff.

**Viewing STRICTLY BY PRIOR TELEPHONE APPOINTMENT THROUGH OUR OFFICE.
UNDER NO CIRCUMSTANCES MUST ANY APPROACH BE MADE DIRECT.**

5/5a/7 Breck Road, Poulton, FY6 7AA