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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.



Mixed Investment Property

Reference: 009765

Freehold Price: £260,000

Tenure Type: Freehold

DESCRIPTION: The mid terraced property is located in the centre of Poulton, a market town close to Blackpool, which is a popular destination for eateries, restaurants and bars. Single fronted bar premises held on a lease until 31st August 2024, passing rent £12,000 per annum. Self contained 2 bedroom apartment above let at £550 per calendar month (£6,600 per annum). Total rental income £18,600 per annum providing a 7% yield. The investment property next door is also available if a larger investment is required.

LOCATION: Breck Road is in the centre of Poulton close to the railway station amongst all the popular restaurants and bars.

ACCOMMODATION

Ground Floor: Single fronted bar premises with customer wc's and associated facilities plus rear beer garden;

Upper Floors: 2 bedroom self contained apartment.

RENT SCHEDULE:

Ground Floor Restaurant No 9: Lease from 1st September 2017 to 31st August 2024. Rent £12,000 per annum, 3 year rent review.

First Floor Flat No 9a: Let on Assured Hold Tenancy Agreement, rent £550 per calendar month (£6,600 per annum).

SERVICES: Separate services to commercial and residential parts.

TENURE: Freehold subject to 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.**

9/9a Breck Road, Poulton, FY6 7AA