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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: 010127

Freehold Price: £119,950

Tenure Type: Freehold

DESCRIPTION: Mid terraced property located in a parade of shops in a prominent position at Spen Corner which is the junction of 4 main roads in the Marton area of Blackpool. Ground floor Hair Salon on a 3 year lease from 2019 with option to renew for a further 3 years, rent £400 per calendar month. 2 self contained flats above (1 x 2 bedroom and 1 x 1 bedroom) let at £390 and £350 respectfully. Total rental income £13,680 per annum.

LOCATION: On Marton Drive at the Traffic Light junction known as Spen Corner where Marton Drive, Waterloo Road, Ansdell Road and Harrowside Lane meet.

ACCOMMODATION

Ground Floor: Double fronted salon; beauty room; kitchen; wc; separate entrance to flats;

First Floor: Flat 1: Lounge; bedroom; kitchen; bathroom; bedroom; **Flat 2:** Lounge; shower and wc; kitchen; bedroom;

RENTAL SCHEDULE:

Shop: £400 per calendar month let on a 3 + 3 year lease from 2019

Flat 1: £390 let on ASTA

Flat 2: £350 let on ASHA

Total: £1,140 per calendar month

Gross: £13,680 per annum.

SERVICES: Electric and water services connected, double glazing.

EPC RATING: E

Viewing STRICTLY BY PRIOR TELEPHONE APPOINTMENT THROUGH OUR OFFICE.

5 Marton Drive, Blackpool FY4 3DE