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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.



Residential Investment

Reference: 010294

Status: £Sold Subject to Contract

Freehold Price: £199,950

Tenure Type: Freehold

DESCRIPTION: Two mid terraced 2 storey properties with 3 self contained flats to each property plus two lock up stores to the rear. The 6 self contained flats and the 2 stores provide a gross rental income of £28,000 per annum when fully occupied. Individual Council Tax and electricity meters, L2 fire alarm system to each property plus additional 240v interlinked fire alarm system to each flat. Double glazed and electric central heating boilers to wet radiators. The ground floor shop has been sold off some years ago and is held on a 999 year ground lease with a peppercorn rent.

LOCATION: On the Westerly frontage of Central Drive close to its junction with Palatine Road and Chapel Street.

ACCOMMODATION**No 61: Ground Floor:**

Flat 1 Rear: Lounge 3.4m x 3.7m; bedroom 2.5m x 2.3m; kitchen 1.8m x 1.9m; shower, wc & wash hand basin: 1.4m x 0.2m;

First Floor:

Flat 2 Rear: Lounge 3.4m x 3.5m; bedroom 2.6m x 2.4m; kitchen 1.8m x 1.7m; shower, wc & wash hand basin 1.6m x 1.5m;

Flat 3 Front: Lounge 5.2m x 3.3m; kitchen 2m x 2.6m; double bedroom 4.2m x 3.6m en suite shower, wc & wash hand basin;

No 63a: Ground Floor:

Flat 1 Rear: Lounge/bedroom; kitchen; shower, wc & wash hand basin;

First Floor:

Flat 2 Front: Lounge; kitchen; bedroom with en suite shower, wc & wash hand basin;

Flat 3 Rear: Lounge; bedroom; kitchen; shower, wc & wash hand basin;

Exterior: Communal yard to lock up stores with roller shutters.

BUSINESS:

No 61: Flat 1: £85 per week

Flat 2: £85 per week

Flat 3: £90 per week

No 63a: Flat 1: £85 per week

Flat 2: £85 per week

Flat 3: £90 per week

Total £520 per week

2 lock up stores let at £10 each a week. All flats in No 63a currently let on 6 months ASTA's plus both lock up storage units. Flats in No 61 have been left empty to assist with viewings.

SERVICES: Electric and water services connected. Individual electric central heating boilers and radiators. Entry phone bells to No 61, Electrical safety certificates, L2 fire alarm and individual interlinked systems.

Viewing STRICTLY BY PRIOR TELEPHONE APPOINTMENT THROUGH OUR OFFICE.

61/63a Central Drive, Blackpool, FY1 5DS

