



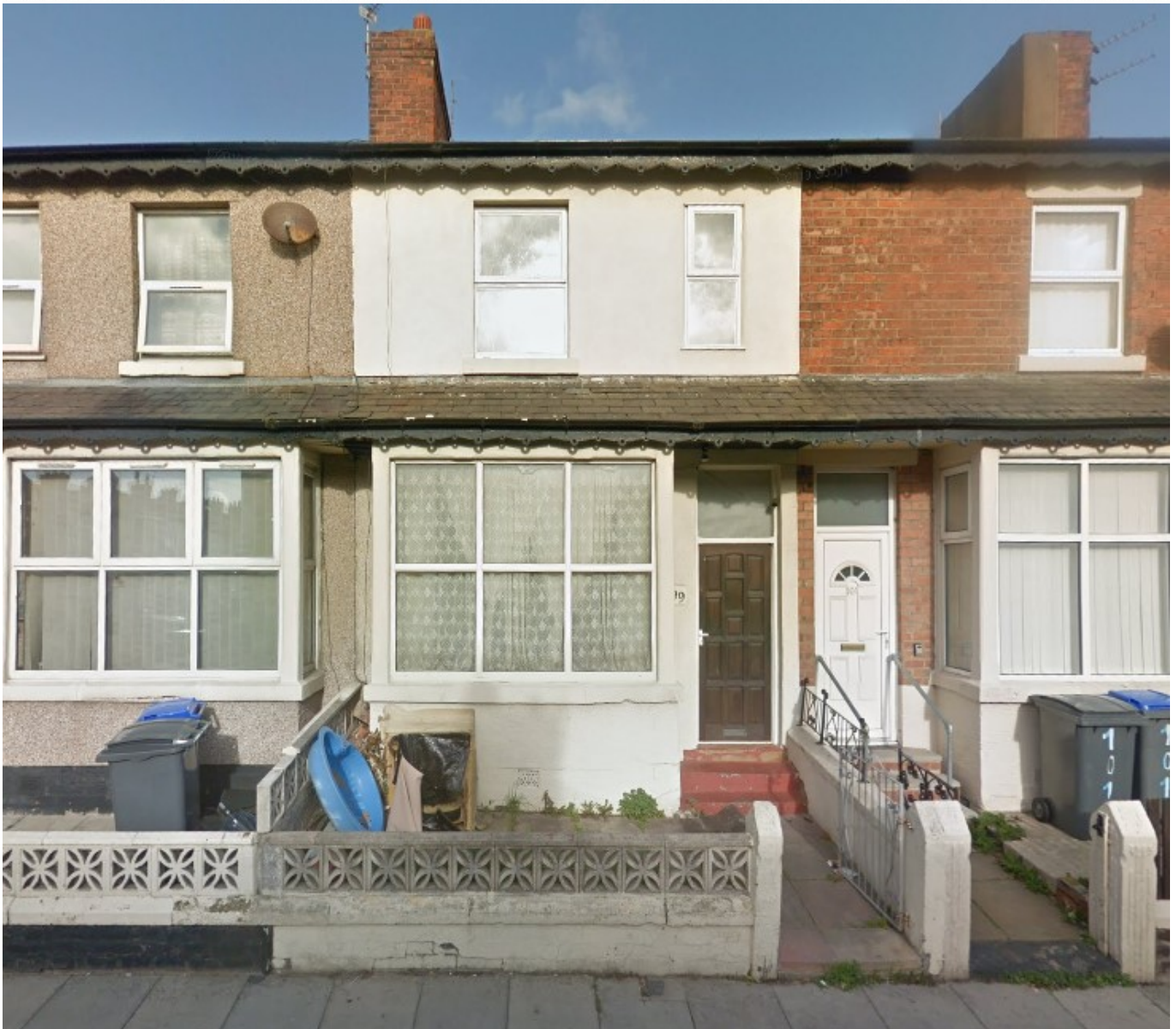
Call us on 01253 623486  
or Fax: 01253 752068  
Email [info@kaysestates.co.uk](mailto:info@kaysestates.co.uk)  
Web [www.kaysestates.co.uk](http://www.kaysestates.co.uk)

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.



## Tenanted House

**Reference: 010598**

**Freehold Price: £100,000**

**Tenure Type: Freehold**

**DESCRIPTION:** Mid terraced two storey house located on the Northerly frontage of Cocker Street which is north of Blackpool Town Centre. Lounge, dining room kitchen and 3 bedrooms and a bathroom. Let on an AST at £542 pcm. Central heating (New boiler 2020) and double glazed.

---

**LOCATION:** Cocker Street runs West to East off the Promenade North of Blackpool centre with the subject property being at the Easterly end of Cocker Street.

**ACCOMMODATION**

**GROUND FLOOR:** Vestibule entrance: Lounge 3.5m x 4.4m; dining room 3.7m x 3.7m; kitchen 2.9m x 2.5m;

**FIRST FLOOR:** Bedroom 3.7m x 2.9m; bedroom 2.8m x 2.5m; bedroom 1.7m x 3.5m; bathroom 2.9m x 2.5m with bath, wc, wash hand basin and step in shower;

**EXTERIOR:** Rear yard and store shed.

**BUSINESS:** Let on an ASHT at £542 per calendar month (£6,500 per annum)

**SERVICES:** All mains services connected new boiler fitted 18 months ago, gas central heating and double glazing.

**Viewing STRICTLY BY PRIOR TELEPHONE APPOINTMENT THROUGH OUR OFFICE.**

**99 Cocker Street, Blackpool, FY1 2DN**