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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.



## Vacant Shop & Self Contained Flat

**Reference: 009693**

**Freehold Price: £40,000**

**Tenure Type: Freehold**

**DESCRIPTION: FOR SALE BY AUCTION - Landwood Property Auction on line 28/11/2018 Lot 5.**

Vacant retail unit and tenanted flat. Flat let at annual rent of £3,960 with potential to increase rental income when shop let. Mid terraced property located in a densely populated residential area. The vacant ground floor unit is in need of refurbishment (formally used as a launderette). Self contained one bedroom flat with access from rear.

**LOCATION:** The property lies approximately 0.5 miles east of Blackpool Town Centre, in a densely populated area that is predominantly residential in nature with a number of neighbourhood retail outlets in the vicinity.

### **ACCOMMODATION**

**Ground Floor:** Sales and storage approximately 58sqm (613 sq ft);

**First Floor:** Bathroom; kitchen diner; lounge;

**Attic:** Bedroom;

**Exterior:** Rear yard and staircase to flat.

**BUSINESS:** The first floor flat is let at a rent of £350 per calendar month.

**SERVICES:** All mains services connected

**TENURE:** Freehold subject to tenancy

**EPC RATING:** C

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

**75/77 Counce Street, Central, Blackpool FY1 3NE**

