



Residential Portfolio in FY1

Church Street, Blackpool, Lancashire, FY1
3QA

£235,000 Starting Bid

Allocated parking

Property features

- ✓ Investment Property Comprising Suite of Ground Floor Offices Plus 2 x Self Contained Tenanted
- ✓ Central Blackpool
- ✓ Busy All Year-Round Trading
- ✓ Substantial 2 Storey Corner
- ✓ Ground Floor Suitable for a Number of Uses

Description

For sale via secure sale online bidding - terms and conditions apply.

We are delighted to offer this Investment Property for Sale .

This substantial 2 storey property comprises of a suite of modern offices to the ground floor, with parking to the front, rear and side for 10 motor vehicles, plus 2 separate 2-bedroom self-contained apartments which are currently let on AST's.

The commercial unit is offered with vacant possession with a potential to bring in £18,000 per annum. The residential apartments currently bring in £14,460 per annum.

The ground floor is currently occupied by the vendor but there is potential to increase the income as they can be let for a number of uses subject to planning permission.

The property is in immaculate order throughout and needs to be viewed to be fully appreciated.

Please note we have not inspected this property.

Price: Starting Bid £235,000

Property Type: Residential Portfolio

Business Type: Residential Investments

Parking: Allocated

Location

Situated on Church Street, Blackpool. This property is a short distance away from the North Pier. Along with nearby shops and Blackpool promenade. The Blackpool Tower is also situated a short walk away next to the North Pier.



Accommodation

Main Entrance leading to:

Reception Area.

Office 1 (approx. 23'6 x 17'6) with built in cupboards and laminate flooring.

Office 2 (approx. 15'8 x 12'5) with storage area and laminate flooring.

Office 3 (approx. 10'6 x 10'5) with laminate flooring.

Meeting Room (14'8 x 11'3) with laminate flooring.

Office 4 (approx. 13'9 x 8'9) with built in cupboards and laminate flooring.

Kitchen (approx. 11'1 x 7'4) with range of wall and base units and laminate flooring.

Bathroom (approx. 7'8 x 6'1) with double shower, toilet and sink, with ceramic tiles to wall and floor.

Separate Toilet (approx. 9'2 x 5'7) with toilet and sink and ceramic tiles to wall and floor



Accommodation

Second Floor

Apartment 1

Hallway.

Lounge.

2 x Double Bedrooms.

Kitchen with range of wall and base units and porcelain tiled floor.

Bathroom with double shower, toilet and sink and ceramic tiled floor.

Apartment 2

Hallway.

Lounge.

2 x Double Bedrooms.

Kitchen with wall and base units and ceramic tiled floor

Bathroom with 3-piece suite with shower over bath and ceramic tiled floor.



EXTERIOR; Car parking to the front, rear and side for 10 motor vehicles. The property has double glazing and gas central heating throughout and an L2 fire alarm system installed

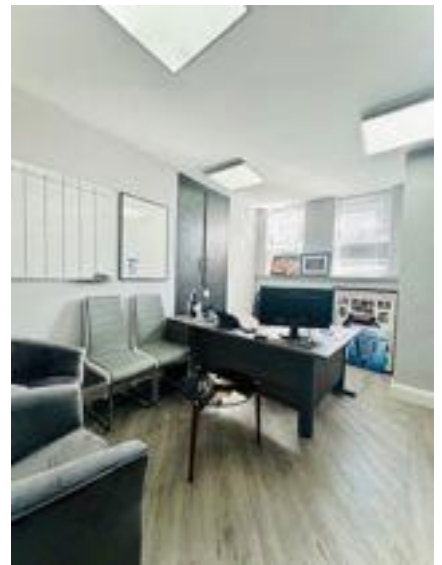
Tenure

Freehold. Title number LA694325



Council tax

Band A



EPC

Available upon request (Rating C)



Additional information

For further information please contact our office directly on 0191 737 1154, or alternatively via e-mail on commercial@pattinson.co.uk. With regards to viewing subject property, this is to be done strictly by appointment.





Church Street, Blackpool, Lancashire, FY1 3QA

Contact your local branch today for more information on this property:

**White Rose House, Thurston Road, Northallerton, North Yorkshire, DL6 2NA,
<https://www.alignsurveyors.co.uk/>**

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