

FOR SALE

EXCELLENT MIXED USE INVESTMENT BUILDING

31 CLIFTON STREET
GROUND FLOOR COMMERCIAL & 2 NO.
FLATS
BLACKPOOL
FY1 1JQ

- TOWN CENTRE INVESTMENT BUILDING
- GROUND FLOOR COMMERCIAL PREMISES
- TWO APARTMENTS TO THE UPPER FLOORS
- CONVENIENT TOWN CENTRE LOCATION
- BENEFITS FROM A WEALTH OF PASSING TRADE
- NEEDS TO BE VIEWED INTERNALLY TO BE APPRECIATED
- TOTAL RENTAL INCOME POTENTIAL: £24,600 PA

ASKING PRICE: £214,950 **REDUCED**



Duxburys
Commercial

Unit 8, Metropolitan Business Park, Blackpool, Lancashire, FY3 9LT
t: 01253 316919 e: enquiries@duxburyscommercial.co.uk
f: 01253 765260 w: www.duxburyscommercial.co.uk

CLIFTON STREET, BLACKPOOL

DESCRIPTION

- This excellent mixed use investment property comprises:
- A ground floor commercial premises, combined with a Kitchen / staff break out area and WC's to rear first floor.
 - The upper floors comprise of two self contained apartments.
 - 1 no. two bedroom apartment
 - 1 no. three / four bedroom apartment
 - The building occupies a convenient location within the town centre.
 - It benefits from a wealth of passing pedestrian and vehicle trade.
 - The apartments can be let out to private tenants or used for Serviced Accommodation Holiday Lets.

Internal viewing is highly recommended by appointment and essential to appreciate the accommodation on offer.

PLANNING GRANTED

As per planning application number 22/0030, planning was approved for use of premises as a Café and the installation of extraction flue to rear. We are informed this covers a micro-brewery concept also (subject to verification). The commercial premises is presently leased out however.

LOCATION

The property occupies a town centre location and benefits from a wealth of passing pedestrian and vehicle trade. Clifton Street is a one way road leading up from the Promenade towards Abingdon Street, the part pedestrianised town centre. On road car parking to the front of the property.

ACCOMMODATION

GROUND FLOOR COMMERCIAL PREMISES

NIA: 925 sq ft

Rear First Floor space (included):

Kitchen/staff room: 95 sq ft

2 x WCs

Total shop area: 1,020 sq ft

FIRST FLOOR

Two bedroom Apartment (accessed separately off 26 Cheapside) – rental income: £475 pcm

SECOND & THIRD FLOORS

Three/Four bedroom Apartment (accessed separately off 26 Cheapside) – rental income: £575 pcm

RENTAL INCOME/ LEASE DETAILS

1. Ground Floor Commercial premises: remainder of effective 5 year FRI lease signed May 2022.
The current rental income is £12,000 per annum. Lease is available upon request.
2. Two bedroom flat: £475 pcm / £5,700 pa
3. Three/Four bedroom flat: £575 pcm / £6,900 pa

Combined rental income: £24,600 pa exc.

BUSINESS RATES/COUNCIL TAX

Rateable value: to be confirmed.

Council Tax: to be confirmed.

ANTI-MONEY LAUNDERING

In accordance with Anti Money Laundering Regulations, two forms of identification and proof of funding will be required from the successful purchaser/tenant. Please note that we are required to electronically verify identification documents.

VAT

Disclaimer: all prices quoted do not include VAT but may however be subject to VAT at the prevailing rate.

VIEWING ARRANGEMENTS

Strictly via prior appointment through Duxburys Commercial on 01253 316919 Option 1 or email adam@duxburyscommercial.co.uk

Disclaimer

The sales particulars have been produced with information provided by the owner/occupier or landlord and are made in good faith without any responsibility whatsoever on the part of Duxburys Commercial. It is for the purchaser or as the case may be the lessee to satisfy themselves by inspection or otherwise, as to the accuracy or fullness of the information. They must not in entering into any contract or incurring costs or otherwise rely upon these particulars as statements or representations of facts.



Misrepresentation Act 1967: Duxburys Commercial, as agents for the vendor or, as the case may be, lessor (the "Vendor") and for themselves, give notice that:

(1) These particulars are provided merely as a general guide to the property. They are not and shall not hereafter become part of any other contract.

(2) The Statements herein are made in good faith without any responsibility whatsoever on the part of the Vendor, Duxburys Commercial or their servants. It is for the purchaser or as the case s Commercial nor its servants has any authority, express or implied, to make or give any representations or warranties in respect of the property.

(3) In the event of any inconsistency between these particulars and the Conditions of Sale, the latter shall prevail.

(4) Nothing in these particulars should be deemed to be a statement that the property is in good condition or that any of the facilities are in working order. Note: Duxburys Commercial has not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air or water contamination. The purchaser is responsible in making his own enquiries in this regard.



Misrepresentation Act 1967: Duxburys Commercial, as agents for the vendor or, as the case may be, lessor (the "Vendor") and for themselves, give notice that:

- (1) These particulars are provided merely as a general guide to the property. They are not and shall not hereafter become part of any other contract.
 - (2) The Statements herein are made in good faith without any responsibility whatsoever on the part of the Vendor, Duxburys Commercial or their servants. It is for the purchaser or as the case s Commercial nor its servants has any authority, express or implied, to make or give any representations or warranties in respect of the property.
 - (3) In the event of any inconsistency between these particulars and the Conditions of Sale, the latter shall prevail.
 - (4) Nothing in these particulars should be deemed to be a statement that the property is in good condition or that any of the facilities are in working order.
- Note: Duxburys Commercial has not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air or water contamination. The purchaser is responsible in making his own enquiries in this regard.