

FOR SALE

EXCELLENT MIXED USE INVESTMENT PROPERTY, RENTAL INCOME
£33,952 PER ANNUM

391, 393, 395, 397, 399, 401 CENTRAL DRIVE
88-90 & 92 BLOOMFIELD ROAD
BLACKPOOL,
LANCASHIRE,
FY1 5JN

ASKING PRICE: OFFERS OVER £280,000



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CENTRAL DRIVE & BLOOMFIELD ROAD

LOCATION

This mixed-use investment property occupies a prime trading location on the corner of the main arterial routes of Central Drive and Bloomfield Road. The location benefits from a wealth of passing vehicle and pedestrian trade. It occupies a highly visible position which is ideal for the businesses in occupation. The surrounding areas comprise of dense residential areas. Ease of access is available to Blackpool Football Stadium and complex, local tourist attractions and the promenade.

DESCRIPTION

This mixed use investment property comprises:

- 1 tenanted mixed use unit comprises a convenience store, first and second floor storage but previously used as accommodation.
- 5 no. fully let additional commercial units, to the ground floor.
- One tenanted large residential flat, which spans the whole of the first floor – Flat No. 92
- An external forecourt / car parking area, that fronts onto Bloomfield Road.
- 3 no. additional smaller yard areas for other parts of the building.
- Highly visible building
- Enjoys a high volume of passing pedestrian and vehicle trade.
- Located on the corner of two main arterials routes and adjacent to a traffic lights system and bus stop.
- This is an excellent investment opportunity for a landlord looking for a range of rental incomes.

VIEWING ARRANGEMENTS

Via prior appointment through Duxburys Commercial on 01253 316919 Option 1. No direct approach to the tenants please.

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.

LAYOUT PLANS

Can be viewed to the latter pages of the brochure. These are for guidance purposes only and should not be relied upon solely.

RENTAL INCOME OVERVIEW

401 Central Drive / 88-90 Bloomfield Road - Convenience Store and 1 bed flat

6-year lease from November 2020
RENT: £6,500.00 pa exclusive

399 Central Drive - Sandwich Shop

5-year lease from March 2020
RENT: £3,276.00 pa exclusive

397 Central Drive - Aesthetics and beauty training

3-year lease from October 2022
RENT: £3,432.00 pa exclusive

395 Central Drive - Wooden Toy Shop with workshop

3-year lease from May 2022. RENT:
Y2 - £3,200.00 pa exclusive
Y3 - £3,400.00 pa exclusive

393 Central Drive - Fish & Chip Shop

6-year lease from October 2022
RENT: £5,200.00 pa exclusive

391 Central Drive - Beauty Salon & aesthetics

3-year lease from January 2023
RENT: £4,004.00 pa exclusive

92 Bloomfield Road - Residential 4 Bed Flat

Rolling yearly lease from November 2022
RENT: £8,340.00 pa exclusive

Combined Rental Income: £33,952 pa exclusive.

ACCOMODATION

Can be seen to the later pages of the brochure.

VAT

Disclaimer: All prices quoted are exclusive of VAT but may however be subject to VAT at the prevailing rate.

Disclaimer & Planning 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 enter into any contract or incurring costs or otherwise rely upon these particulars as statements or representations of facts. It is the responsibility of the tenant(s) / buyer(s) to make all relevant planning enquiries into planning permission. All planning enquiries to be made directly to the relevant authorities / planning department. No warranties are given by the agent in relation to planning.

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ACCOMMODATION

GROUND FLOOR

TENANTED: 391 Central Drive - Ground floor beauty salon & aesthetics with large back room and back door leading to a small external yard with secure gate. WC with handbasin, stainless steel sink unit. The shop had a new UPVC framed door and window shopfront fitted in approx. 2019.

Rental income: £4,004 pa exc.

TENANTED: 393 Central Drive – Ground floor Fish & Chip shop. There is a rolldown metal security shutter over the front window. The back room has a WC with handbasin, a fitted stainless steel sink unit and a fitted extraction unit leading out to an external steel chimney.

Rental income: £5,200 pa exc.

TENANTED: 395 Central Drive - Ground floor shop, leading to small inner office with WC and handbasin, leading through to large brick with slated pitched roof building called the 'bakehouse'. As the name would suggest this was previously the bakehouse and the shop, the retail bakery. This then leads out to a large covered yard with double gates out to the alleyway.

Rental income: £3,400 pa exc.

TENANTED: 397 Central Drive – Ground floor shop used for aesthetics and beauty training with shop front, back room with WC and handbasin. The shop had a new UPVC framed door and window shopfront fitted in approx. 2019. The tenant refurbished the back room themselves in approx. 2020.

Rental income: £3,432 pa exc.

TENANTED: 399 Central Drive – Ground floor shop with back door leading to the yard giving access to WC with handbasin in a separate toilet building. Sandwich take away shop, fitted with associated equipment chillers, hotplates, kettles, toasting machines etc.

Rental income: £3,276 pa exc.

FIRST FLOOR

TENANTED: 92 Bloomfield Road. First floor, 4 bedroom maisonette with kitchen, sitting/dining room, shower room, front and back entrance doors the latter being reached through a yard with secure gate. The owner replaced all carpets throughout in September 2023 and both front and back UPVC entrance doors in July 2022.

Rental income: £8,340 pa exc.

Measurements (maximum measurements & approximate):

Bedroom 1 (or Lounge): 4.2m x 4.4m (max), Bedroom 2: 3.9m x 3.3m (max), Bedroom 3: 3.9m x 3.3m (max), Bedroom 4: 3.9m x 3.3m (max), Dining Room: 3.9m x 3.3m (max), leading through to a Fitted Kitchen: 3.6m x 2.3m (max). Shower room comprising a shower, WC and wash handbasin. Front door entrance off Bloomfield Road and second entrance off the rear yard.

GROUND, FIRST & SECOND FLOOR

TENANTED: 401 Central Drive and 88–90 Bloomfield Road. Together this is a ground floor shop and storeroom. 88, Bloomfield Road is a two story one-bedroom maisonette. The first floor comprises open plan kitchen dining living space and the second floor has a double bedroom with ensuite bathroom. The maisonette is currently only to be used for storage and not for any residential purposes so is not registered for council tax.

Rental income: £6,500 pa exc.

ADDITIONAL PHOTOS

Can be viewed overleaf. Please note these photos were taken by an agent in July 2022 so they are not necessarily representative of the current occupancy or condition of the building. New photos will be taken in due course.

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FIRST FLOOR FLAT – internal images.



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GROUND FLOOR LAYOUT PLAN – for guidance purposes only.

Not to be relied upon solely.



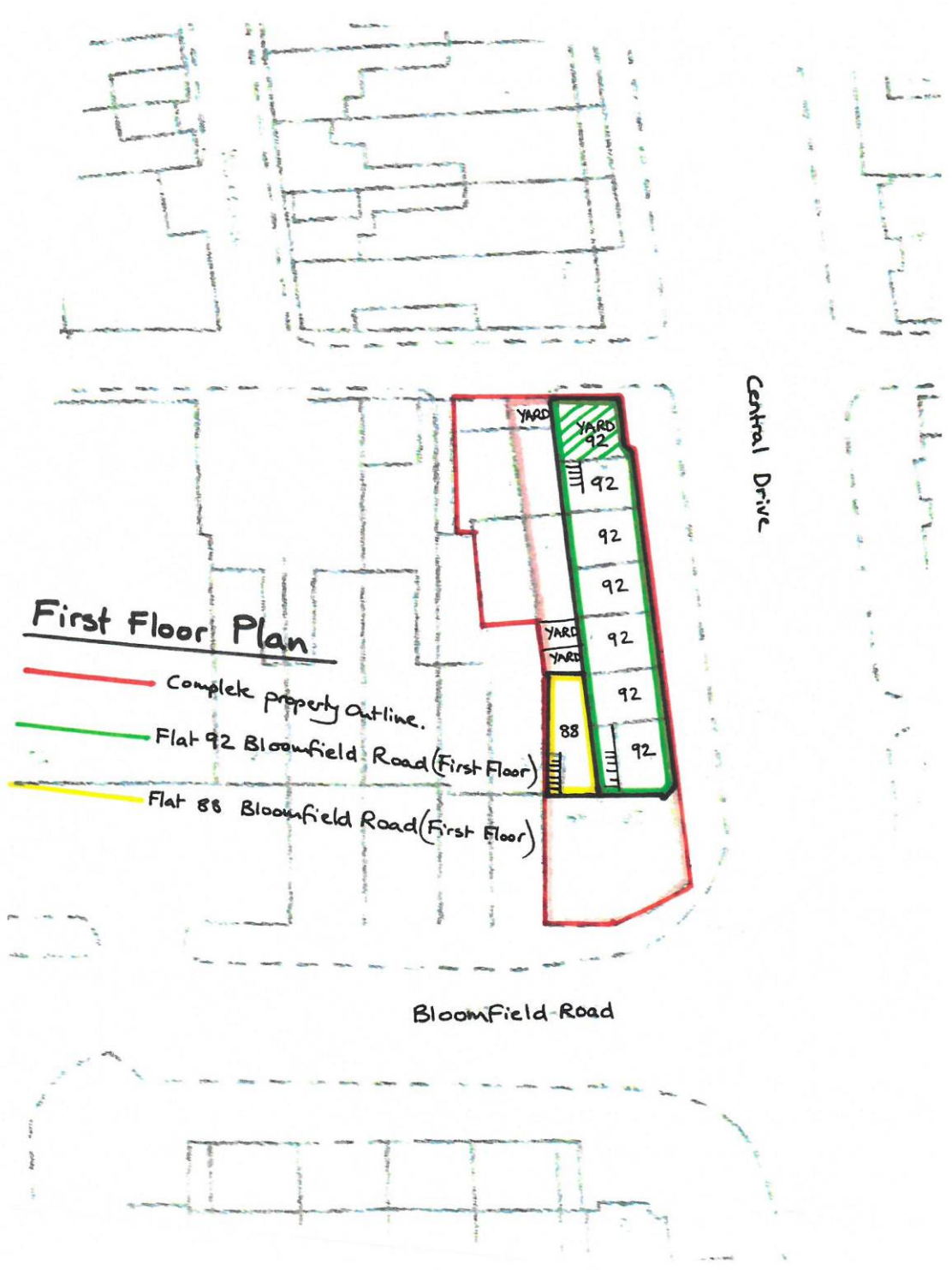
BLOOMFIELD ROAD
Ground Floor Plan.

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FIRST FLOOR LAYOUT PLAN – for guidance purposes only.

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First Floor Plan

- Complete property outline.
- Flat 92 Bloomfield Road (First Floor)
- Flat 88 Bloomfield Road (First Floor)

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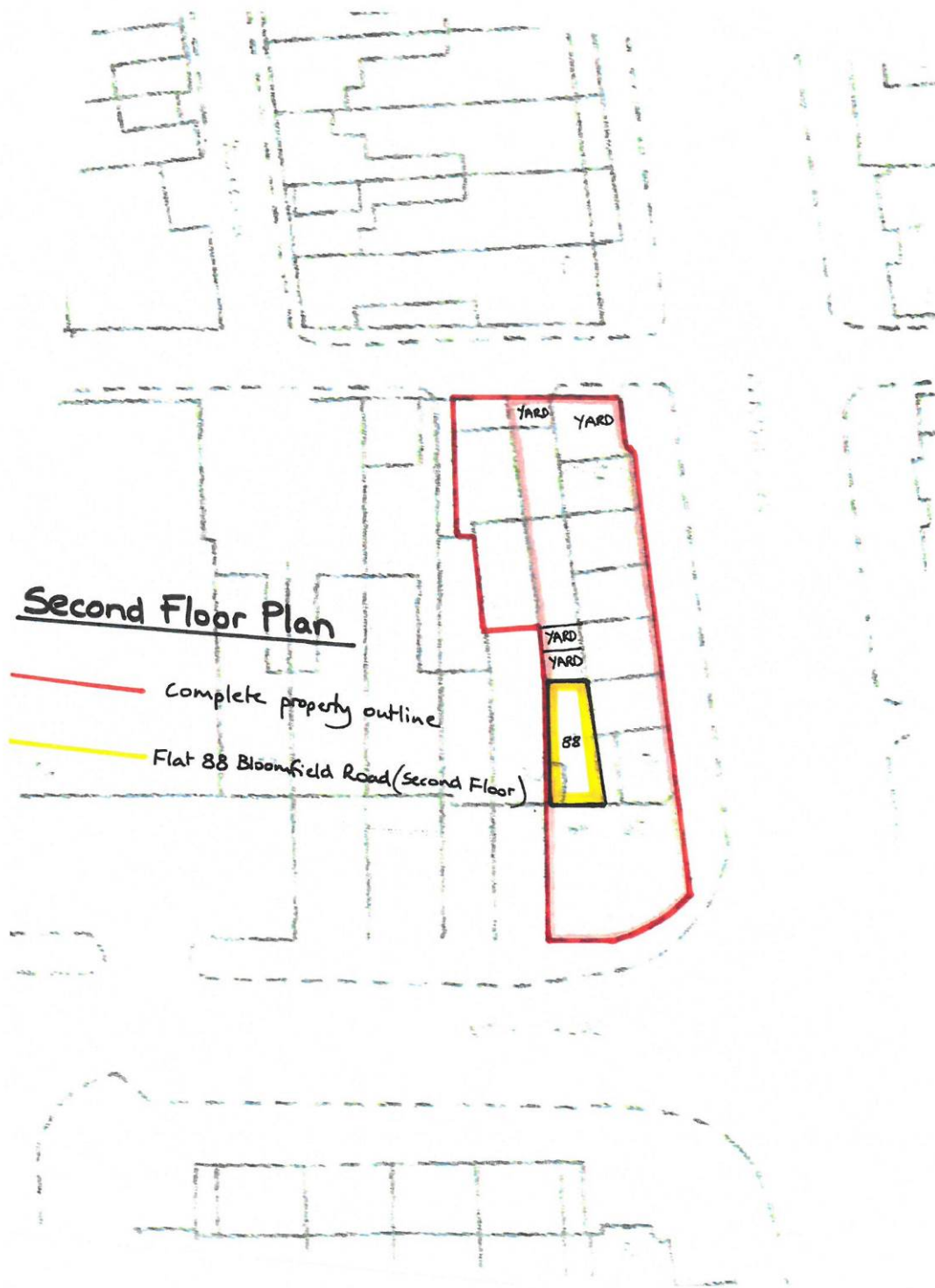
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SECOND FLOOR LAYOUT PLAN – for guidance purposes only.

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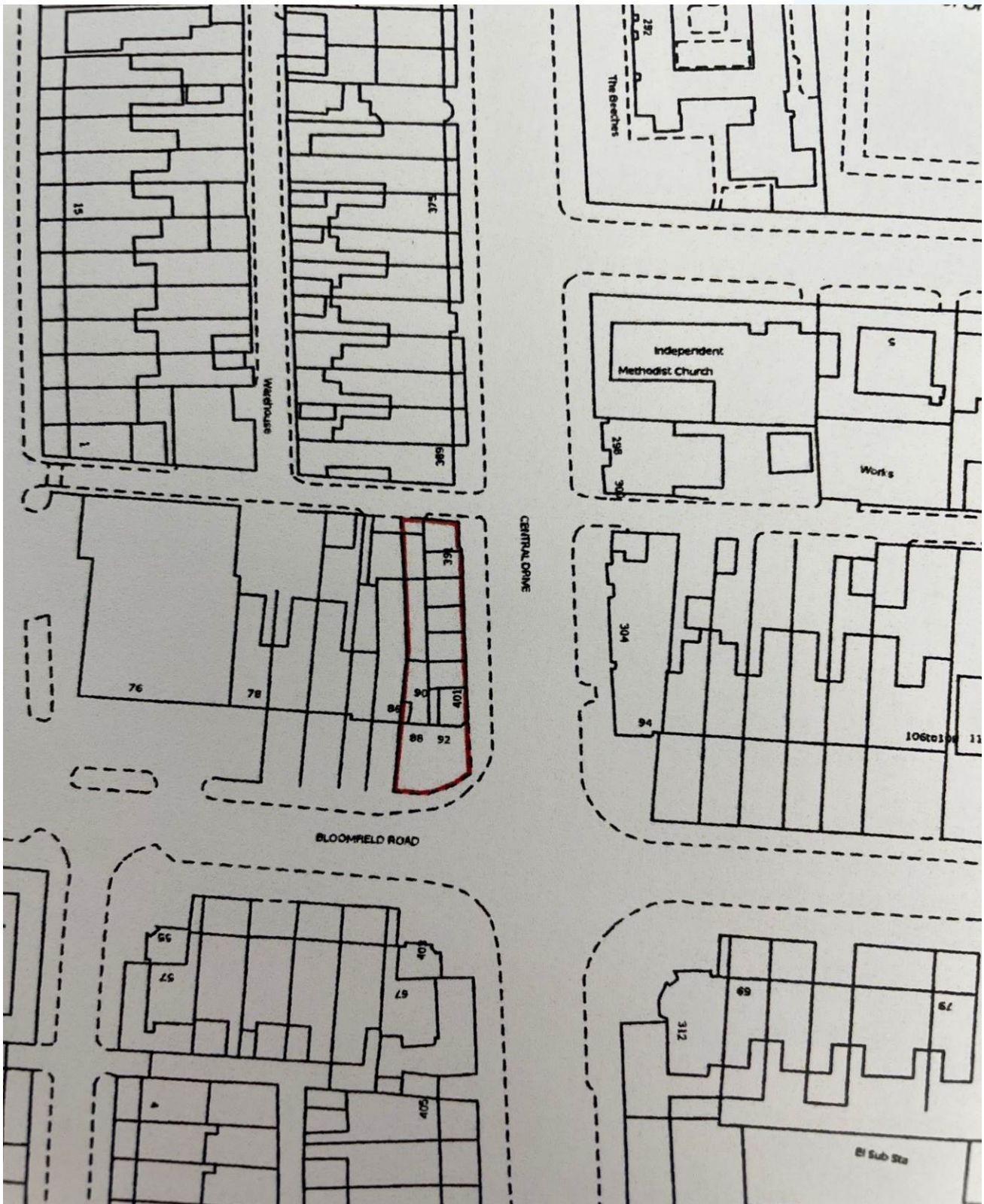
Second Floor Plan

- Complete property outline
- Flat 88 Bloomfield Road (Second Floor)

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RED LINE OUTLINE PLAN – please see both of below plans. These plans are for guidance purposes only and are not to be relied upon solely.

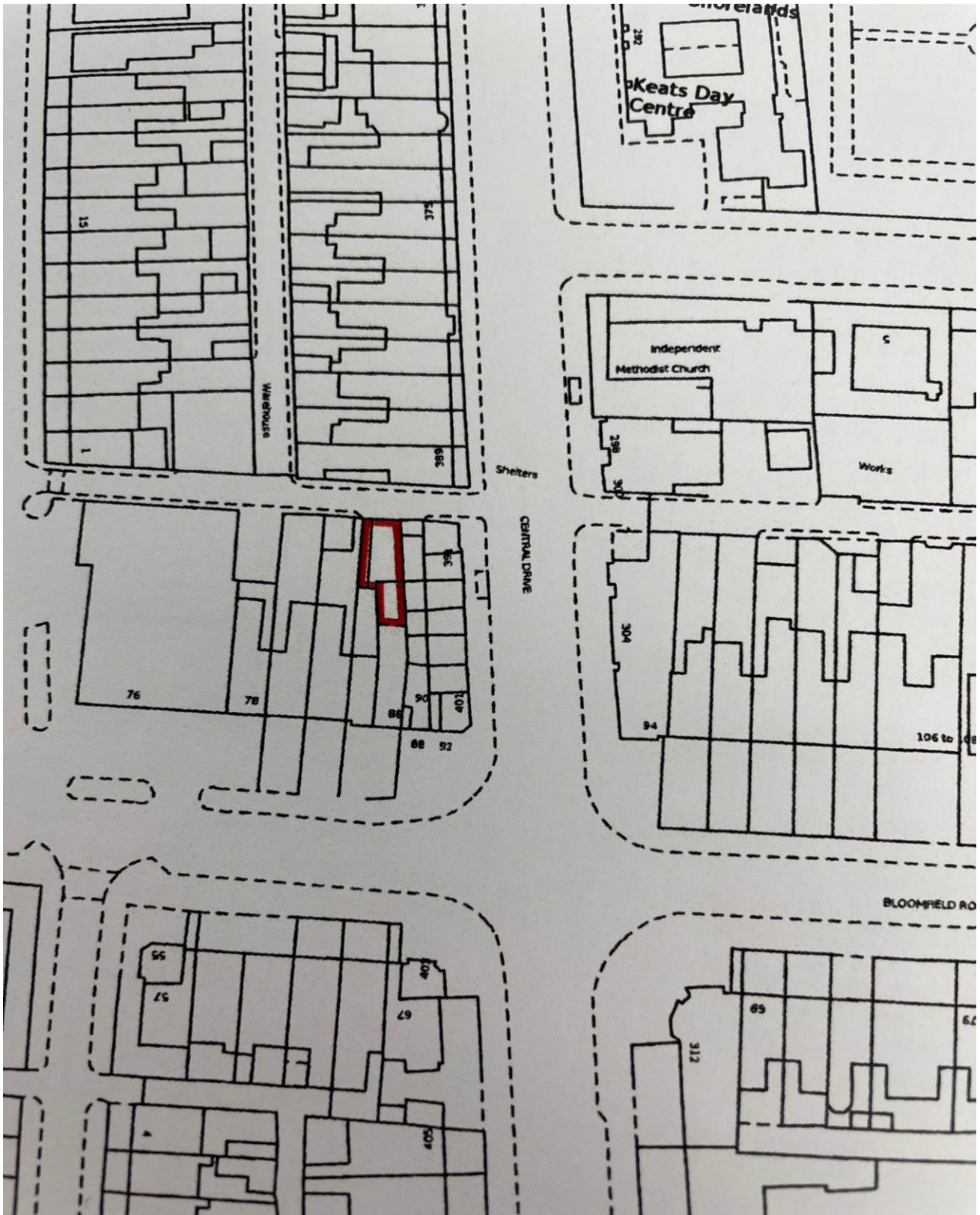


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