

FOR SALE

EXCITING RESIDENTIAL INVESTMENT OPPORTUNITY DISCOUNTED PRICE TO BE SOLD AS A PORTFOLIO

HOUSES & APARTMENTS
VICARAGE MEWS
ST EDMUNDS ROAD
BLACKPOOL
FY4 4EJ

- RENTAL INCOME: £72,000 PA EXC
- £1,250,000 IS THE ESTIMATED INDIVIDUAL VALUES (COMBINED) APPROXIMATELY
- POTENTIAL FOR THE INDIVIDUAL PROPERTIES TO BE VALUED SEPARATELY
- A THREE STOREY BUILDING COMPRISING FOUR APARTMENTS AND FIVE TOWN HOUSES. PLANNING REFERENCE: 06/0741
- ALLOCATED CAR PARK TO THE SIDE WITH GARDEN AREA

PRICE: OFFERS OVER £875,000



Duxburys
Commercial

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ST EDMUNDS ROAD, BLACKPOOL

DESCRIPTION

This is an excellent opportunity to purchase a detached block of residential properties, all leased out on AST agreements.

To be sold as a portfolio, at a reduced level to avoid being sold as individual properties.

Potential to have the properties valued at a higher level as individual entities.

Estimated (combined) value of the properties, if valued separately, is £1,250,000.00

ACCOMMODATION

This portfolio of properties comprises of:

- 5 x houses
- 2 x duplex apartments
- 2 x (normal) apartments
- Gated car parking area with communal garden

RENTAL INCOME

HOUSES:

2a - £8,400 PA EXC

2b - £8,400 PA EXC

2c - £8,400 PA EXC

2d - £8,400 PA EXC

2e - £8,400 PA EXC

FLATS:

Apartments:

2f - £7,200 PA EXC

2g - £7,200 PA EXC

Duplex apartments:

2h - £7,800 PA EXC

2j - £7,800 PA EXC

Combined rental income: £72,000 PA EXC

ADDITIONAL IMAGES

Can be viewed to the latter pages of the brochure.

LOCATION

This portfolio of properties occupies a prominent position on St Edmunds Road. The location provides excellent access to the whole of the Fylde Coast, with junction 4 of the M55 motorway less than 2 miles away providing access to the M6 and the national motorway network.

PLANNING

Planning has been previously granted for the erection of a three-storey building comprising four permanent flats and five town houses. This is via Blackpool **Planning Ref: 06/0741**.

EPC's

TBC.

VAT

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

VIEWINGS

Strictly via prior appointment through Duxburys Commercial on 01253 316919 Option 1 – NO DIRECT APPROACH TO THE TENANTS PLEASE.

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 in entering 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.

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 may be the Lessee (the "Purchaser") to satisfy himself by inspection or otherwise as to their accuracy and fullness, he must not in entering into any contract or otherwise rely upon these particulars as statements or representations of fact.

(3) The Vendor does not make or give and neither Duxburys Commercial nor its servants has any authority, express or implied, to make or give any representations or warranties in respect of the property.

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

(5) 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.





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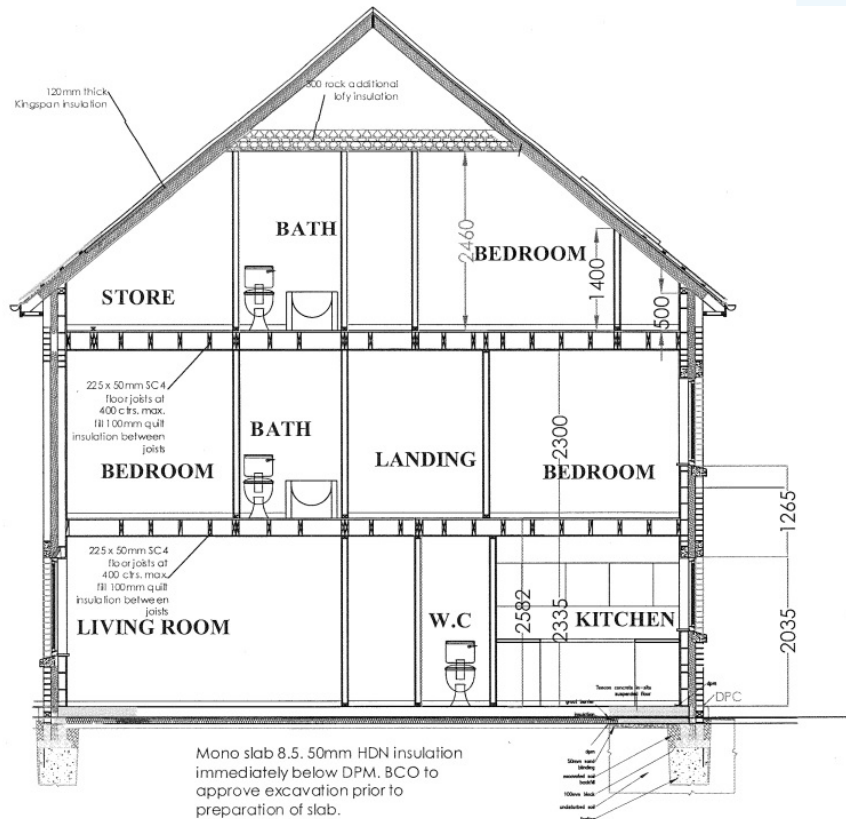


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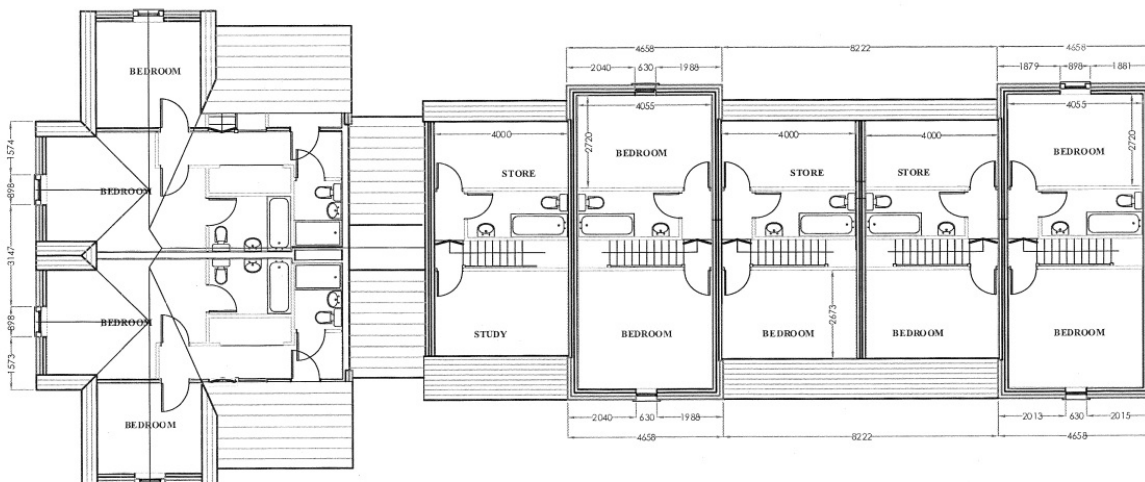
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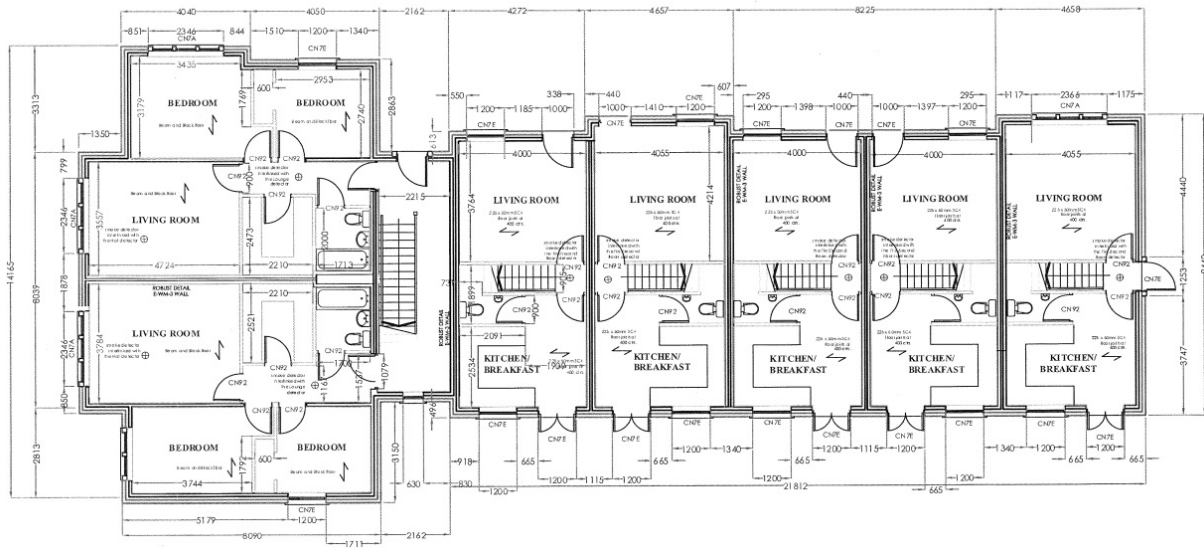
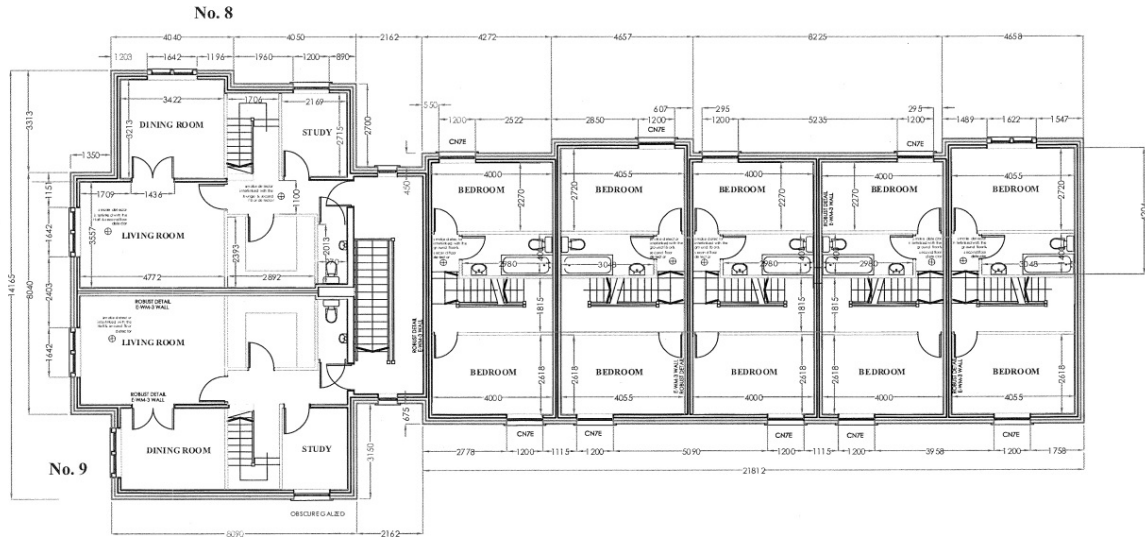




SECTION A-A



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