

# FOR SALE GROUND FLOOR SHOP & TWO, SEPERATELY ACCESSED, RESIDENTIAL FLATS

39A & 39, WHITEGATE DRIVE  
BLACKPOOL  
LANCASHIRE  
FY3 9DG

- COMMERCIAL INVESTMENT OPPORTUNITY
- WOULD ALSO SUIT AN OWNER OCCUPIER FOR THE SHOP / GROUND FLOOR COMMERCIAL PREMISES
- TWO, SEPARATELY ACCESSED, RESIDENTIAL FLATS
- RENTAL INCOME POTENTIAL: £15,080 PA EXC.
- INTERNAL VIEWING HIGHLY RECOMMENDED

**ASKING PRICE: £149,950**



**Duxburys**  
Commercial

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# WHITEGATE DRIVE BLACKPOOL

## LOCATION

The shop and flats is located in a strong trading location on Whitegate Drive. Whitegate Drive is a main arterial route ideally positioned to benefit from both passing and vehicle trade. The busy location provides excellent signage and branding options, for an occupier.

The surrounding area comprises of both dense residential areas, plus local and national commercial operators. It is a very convenient location for the residential tenants.

## DESCRIPTION

This mixed-use investment property comprises:

- A ground floor commercial unit, that can be owner occupied or leased out to produce a rental income.
- There are two, separately accessed, residential flats on the ground floor rear and first floor. Both were let out at the time of the brochure.
- This is an excellent investment opportunity.
- It would also suit a part owner occupier, who could utilise the ground floor commercial premises for their own use.

Internal viewings are highly recommended and available upon prior request.

## ACCOMMODATION / RENTS

### GROUND FLOOR

**39A - Commercial unit – Approx 230 sq ft**

Max measurements: 4m wide x 5.5m depth

Rental Income Potential: £90 per week.

**Flat 1: Entrance hallway, Lounge, Kitchen, Bedroom and Shower room.**

Rental Income: £80 per week.

### FIRST FLOOR

**Flat 2: Entrance hallway, Lounge, (Dining Room or) second Bedroom, Kitchen, Bedroom and Bathroom.**

Rental Income: £120 per week.

**COMBINED RENTAL INCOME (potential when shop is let): £290 per week / £15,080 pa exc.**

## ADDITIONAL PHOTOS

Can be seen overleaf.

## BUSINESS RATES/COUNCIL TAX

Rateable Value: £2,300 pa

This is not the amount payable, but the amount used to calculate rates payable. Small business rate relief may be available to qualifying tenants.

Council tax band: Both flats are Band A (Gov.uk website)

## EPC's

TBC

## TENANCY AGREEMENTS

Copies of the AST's are available on request.

## VAT

Disclaimer: all prices quoted are exclusive of 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.

### 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.



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