

FOR SALE

24 ELIZABETH STREET
BLACKPOOL
LANCASHIRE
FY1 3JD

- EXCELLENT RESIDENTIAL FLAT INVESTMENT
- CURRENT RENTAL INCOME: £10,140 PA
- GOOD RATE OF RETURN WHEN FULLY LET
- OUTSKIRTS OF THE TOWN CENTRE
- BUILDING HAS BEEN WELL MAINTAINED

ASKING PRICE: £147,500 EXC



ELIZABETH STREET BLACKPOOL

LOCATION

This residential flat investment property occupies a convenient location on the outskirts of the town centre. It is within walking distance of the new Talbot Gateway development, train station, bus routes and Blackpool town centre with its array of shops and amenities.

DESCRIPTION

This residential flat investment property comprises of 3 flats.

The building produces a rental income of £10,140 per annum.

The present owners have ensured that the property has remained in good order and an internal viewing and inspection of the building is recommended by prior appointment through our office.

ACCOMMODATION

GROUND FLOOR

Flat 1 – lounge, fitted kitchen, shower room and 2 no. bedrooms (accessed via each other).

FIRST FLOOR

Flat 2 – lounge, fitted kitchen, double bedroom and shower room.

Separate shower and WC (for Flat 3).

SECOND FLOOR

Flat 3 – lounge, bedroom and fitted kitchen.

COUNCIL TAX/UTILITIES

Tenants are responsible for their own Council Tax and water. All flats also have their own electricity meter.

VAT

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

EPC's

Available on request

RENTAL INCOME

The three flats provide a combined rental potential of £340 pw (£17,680 per annum).

GROUND FLOOR

Flat 1 – Vacant

FIRST FLOOR

Flat 2 – £110 pw

Separate shower and WC (for Flat 3).

SECOND FLOOR

Flat 3 – £85 pw

AGENTS NOTES

We are informed by the seller that all fire safety requirements remain up to date with current regulations including new fire doors where required and adjustments to the alarm system. The top flat has also recently benefitted from new roof insulation. Where needed, some of the heaters in the flats have also recently been replaced.

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

VIEWING ARRANGEMENTS

Strictly via prior appointment through Duxburys Commercial on 01253 316919.

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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(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.

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