

FOR SALE

BUILDING BOASTING A TENANTED SHOP, VACANT WORKSHOP, VACANT FIRST FLOOR SPACE & TENANTED THREE BEDROOM FLAT

SHOP PREMISES / WAREHOUSE UNIT /
VACANT FIRST FLOOR SPACE / THREE
BEDROOM RESIDENTIAL FLAT
1A & 1B
DOVER ROAD
BLACKPOOL
FY1 6PN

- GROUND FLOOR SHOP – PRESENTLY LEASED OUT TO BLACKPOOL PAINT CO. LTD AT £8,650 PA EXC
- WORKSHOP / WAREHOUSE TO THE REAR GROUND FLOOR WITH LOADING DOOR – VACANT SPACE
- FIRST FLOOR SPACE ABOVE THE WORKSHOP – VACANT AND POTENTIAL FOR STORAGE OR RESIDENTIAL RE-DEVELOPMENT S.T.P.P.
- THREE BEDROOM FLAT, WITH KITCHEN, LOUNGE, BATHROOM – LET OUT AT £7,140 PA EXC
- COMBINED RENTAL INCOME POTENTIAL: £24,000 - £25,000 PA EXC IF FULLY LET OUT*

ASKING PRICE: OFFERS OVER £249,950



Duxburys
Commercial

Unit 8, Metropolitan Business Park, Blackpool, Lancashire, FY3 9LT
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DOVER COURT, DOVER ROAD, BLACKPOOL

LOCATION

This mixed use building occupies a convenient location on Dover Road in Blackpool. Ease of commuting is available onto Waterloo Road which is a main arterial route providing access to a variety of areas around the town. There is other commercial property opposite and on the road. The location is well known for its counter sales use.

DESCRIPTION

This mixed use building comprises:

- Shop premises, let to a long established tenant Blackpool Paint Company Ltd. Producing a rental income of £8,640 pa exclusive.
- Warehouse / workshop unit, also to the ground floor rear. Separately accessed, with internal access from the shop also if required in the future. Vehicle loading access doors.
- Vacant space to the first floor, above the workshop. May have been used historically for residential use but this would need to be verified independently by interested parties and via planning.
- Three bedroom flat, to the first floor front. Boasts a Lounge, Kitchen and Bathroom also. Let out to a long term tenant and at a rent of £7,140 pa exc. The flat is let to a family and presented to a high standard.
- The building would suit an investor, to benefit from the rental income.
- The building would also suit an owner occupier or part owner occupation.
- Combined rental income potential: £24,000 - £25,000 pa exc.
- Would suit a variety of uses subject to planning consent.
- Internal viewing is highly recommended, to fully appreciate the 4 elements of the building.

EPC's

TBC

*ADDITIONAL PHOTOS/PLAN

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

ACCOMMODATION

Ground Floor

Shop Premises:

Total Area: 750 sq ft

Warehouse/workshop: 1,100 sq ft

First Floor

Vacant space – storage space. May have been used historically for residential use but this would need to be verified independently by interested parties and via planning: 900 sq ft

Three Bedroom Flat:

With a front door entrance off Dover Road, this flat comprises a Lounge, Kitchen, Double Bedroom, Single Bedroom and Bathroom. Attic Floor: 3rd Bedroom.

All measurements are approximate.

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.

VIEWINGS

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

Disclaimer/ Planning Disclaimer / VAT

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. The sale price may be subject to VAT at the prevailing rate, this should be verified independently.

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.



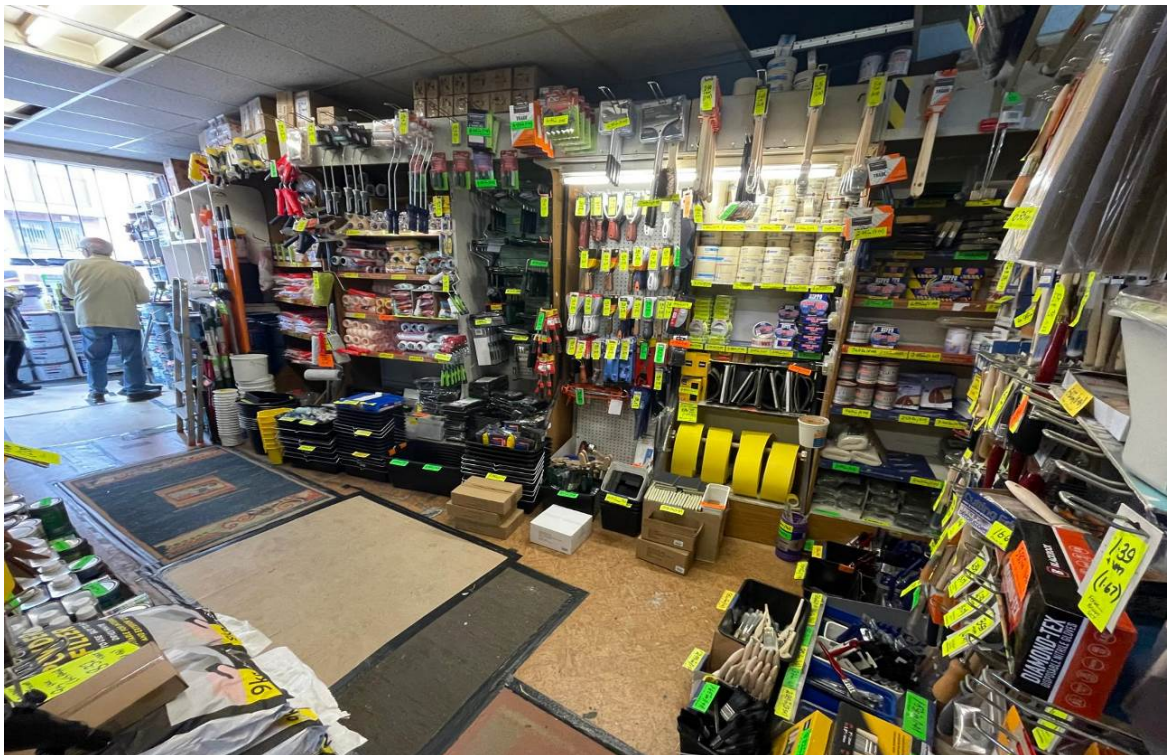


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GROUND FLOOR WAREHOUSE



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BELOW: FIRST FLOOR VACANT SPACE



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(TENANTED) THREE BEDROOM FLAT – PHOTOS TO FOLLOW

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