



**Regent Road, Blackpool, FY1 4LY**

**Starting Bid £75,000**

- For Sale by Online Auction
- Two Flats
- Projected Rental Income £13,000 PA
- Next to the £350M Regeneration Project
- Spacious Throughout
- Rear Courtyard
- GFF - Vacant (Projected Rent £600PCM)
- FFF - Let @ £95PW

# Regent Road, Blackpool

For Sale by Online Auction with a Starting Bid of £75,000. T&Cs Apply. See WebbMove for all the auction details.

A substantial garden terraced house arranged as TWO FLATS with a projected income of circa £13,000 per annum. The property is situated in Blackpool Town Centre, the focus of the multi-million-pound regeneration project.

The ground floor is currently vacant and offers spacious accommodation throughout, as well as a large basement and well-presented courtyard which would appeal to a prospective tenant. We would estimate the monthly rent to be circa £600.

Again, the first floor flat is spacious throughout and is currently let to a long-term tenant at £411 per month which leaves scope for a review.

The building has been generally well maintained by the present owner including electrical upgrades. Viewings are available so please call now to arrange yours.

## **BASEMENT**

15' 2" x 12' 10" (4.62m x 3.91m)

## **COMMUNAL HALLWAY**

9' 9" x 3' 8" (2.97m x 1.12m)

## **GROUND FLOOR FLAT**

### **BEDROOM**

15' 2" x 12' 9" (4.62m x 3.89m)

### **LIVING ROOM**

12' 5" x 14' 0" (3.78m x 4.27m)

### **KITCHEN**

8' 9" x 11' 7" (2.67m x 3.53m)

### **BEDROOM**

8' 7" x 5' 1" (2.62m x 1.55m)

## **COURTYARD**

## **FIRST FLOOR FLAT**

### **HALLWAY/LANDING**

12' 0" x 5' 0" (3.66m x 1.52m)

### **LIVING ROOM**

15' 0" x 10' 1" (4.57m x 3.07m)

### **KITCHEN**

9' 4" x 6' 7" (2.84m x 2.01m)

### **BEDROOM**

12' 6" x 11' 8" (3.81m x 3.56m)

### **BATHROOM**

8' 5" x 5' 11" (2.57m x 1.8m)

### **STORAGE**

8' 8" x 3' 4" (2.64m x 1.02m)



# Regent Road, Blackpool

## TENURE

The property is **Freehold**

## COUNCIL TAX

Band **"A"**

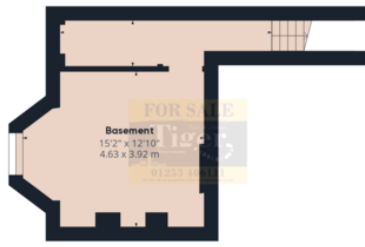
## PLEASE NOTE

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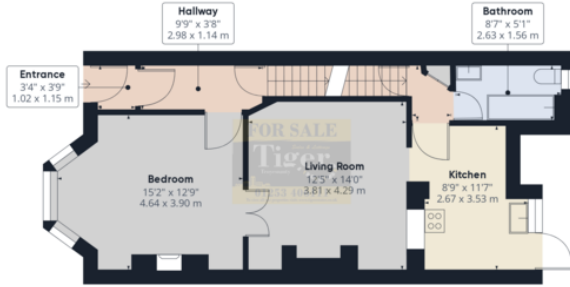
**22/05/2024**



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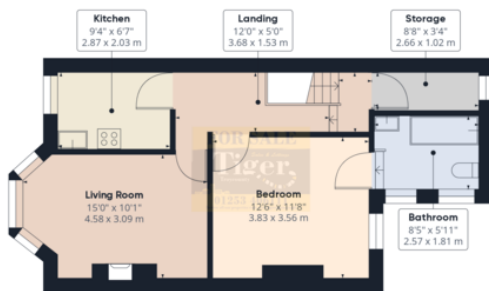


Floor -1



Ground Floor

Approximate total area<sup>(1)</sup>  
1326.61 ft<sup>2</sup>  
123.25 m<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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