




Braithwaite Street, Blackpool, FY1 2HS
Starting Bid £140,000

| Energy Efficiency Rating | | |
|---|----------------------------|---|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | 74 | 74 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC |  |

- For Sale by Online Auction
- Block of 5 Self-Contained Flats
- Vacant Possession
- Projected Rental Income Circa £25,000 PA
- Approximately 2,000 sq. ft.
- Garage & Potential Further Off-Street Parking
- Close to the Promenade
- Some Remedial Work Required

Braithwaite Street, Blackpool

For Sale by Online Auction with a Starting Bid of £140,000. Terms & Conditions Apply. See WebbMove for all the Auction Details. A large corner sited property arranged as 5 self-contained, well-proportioned one-bedroom flats which are sold with vacant possession. The building does require some remedial work which has been reflected in the price, but once completed, the projected total income would be circa £25,000 per annum. Outside offers a yard, garage and potential further off-street parking. Based on the initial starting price, this is an impressive 17% yield!!

There is a high demand for rental properties in this area and it is located close to all local amenities including shops, schools and transport links making Blackpool Town Centre, which is the main focus for the multi-million-pound regeneration project, easily accessible. In addition, the promenade is just a short walk away. Call us now to arrange a viewing appointment or browse the 360 virtual tour online! The Legal Pack includes several compliance certificates including EICRs for individual flats and a gas safety certificate.

COMMUNAL HALLWAY

FLAT 1

LIVING AREA

13' 1" x 14' 7" (3.99m x 4.44m)

BEDROOM

10' 10" x 6' 8" (3.3m x 2.03m)

BATHROOM

5' 11" x 5' 4" (1.8m x 1.63m)

FLAT 2

LIVING AREA/BEDROOM

12' 2" x 18' 0" (3.71m x 5.49m)

KITCHEN

9' 11" x 5' 10" (3.02m x 1.78m)

BATHROOM

4' 2" x 5' 9" (1.27m x 1.75m)

FLAT 5

LIVING AREA

12' 0" x 7' 2" (3.66m x 2.18m)

BATHROOM

5' 6" x 2' 8" (1.68m x 0.81m)

W.C.

3' 2" x 3' 8" (0.97m x 1.12m)

KITCHEN

7' 6" x 9' 9" (2.29m x 2.97m)

BEDROOM

10' 11" x 12' 6" (3.33m x 3.81m)



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FLAT 3

INNER HALLWAY

13' 1" x 6' 8" (3.99m x 2.03m)

BEDROOM

13' 0" x 10' 10" (3.96m x 3.3m)

LOUNGE

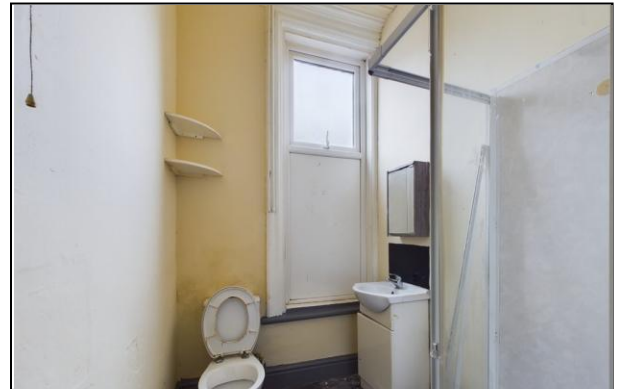
13' 6" x 14' 7" (4.11m x 4.44m)

KITCHEN

7' 1" x 9' 0" (2.16m x 2.74m)

BATHROOM

4' 6" x 7' 6" (1.37m x 2.29m)



FLAT 4

LIVING AREA/BEDROOM

12' 2" x 9' 7" (3.71m x 2.92m)

KITCHEN

7' 6" x 10' 11" (2.29m x 3.33m)

BATHROOM

6' 9" x 6' 4" (2.06m x 1.93m)

YARD & GARAGE

BROADBAND

We are advised that the property can obtain Fibre to the Premises (FTTP)

MOBILE DATA

We are advised that you are likely to have mobile coverage.

We would suggest that you also make your own enquiries as to Mobile Data

coverage <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

TENURE

The property is **Freehold**

COUNCIL TAX

Band **"A"**

PLEASE NOTE

These particulars are believed to be correct but in no way is their accuracy guaranteed and they do not form part of any contract and neither do Tiger Sales & Lettings or the vendors accept any responsibility in respect of these particulars and any prospective purchaser must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are approximate and for illustrative purposes only. Floor Plans are included as a service to our customers and is intended as a GUIDE TO LAYOUT ONLY. Digital images are reproduced for general information only and must not be inferred that any item shown is included for sale with the property. We have been unable to confirm if services / items in the property are in full working order. The property is offered for sale on this basis. Prospective purchasers are advised to seek expert advice where appropriate. We are only verbally informed by the vendor of the stated tenure details, therefore we advise any prospective purchaser to confirm the tenure details with their solicitor / legal representative.



Braithwaite Street, Blackpool

6/9/2024

