



**Central Drive, Blackpool, FY1 5QF**

**Price: £115,000**

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		
55-68	<b>D</b>	63 D	75 C
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

- For Sale by Online Auction
- 6 Bed HMO & Commercial Unit
- Projected Rental Income Circa £28,000 P.A.
- Approximately 2,600 sq. ft.
- By Blackpool's c. £350M Regeneration Project
- Convenient for the Promenade
- The Commercial Unit Requires Refurbishment
- The HMO is in Relatively Good Condition

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# Central Drive, Blackpool

For Sale by Online Auction with a Starting Bid of £115,000.  
Terms & Conditions Apply. See WebbMove for all the Auction Details.

A rare opportunity to purchase a 6-bedroom HMO, WITH PLANNING PERMISSION and an adjacent commercial unit, with a total floorspace of over 2,600 sq. ft.

The projected income once let would be circa £28,000 – a 20% gross yield based on the starting price.

The ground floor commercial unit requires refurbishment but once completed, it would make an ideal office space and is located within easy reach of Blackpool Town Centre, the focus of the multi-million-pound regeneration project which is well underway.

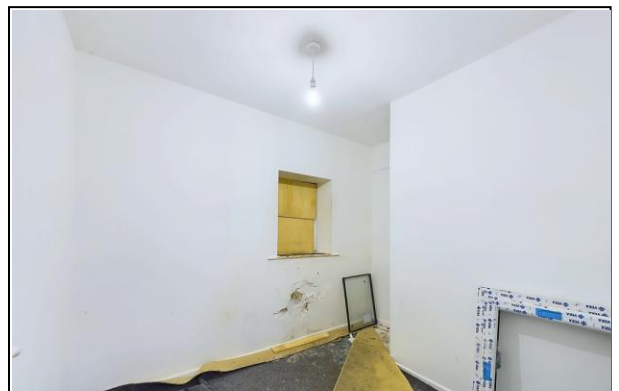
The HMO is spread across 4 floors and is in relatively good condition, albeit some areas do require minor remedial works.

Arrange a viewing now either in person or via our 360 virtual tour!

## PLEASE NOTE

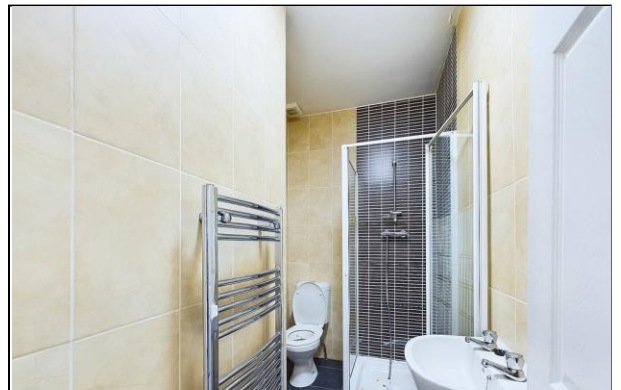
These particulars are believed to be correct but in no way is their accuracy guaranteed and they do not form part of any contract and neither do Tiger Sales & Lettings or the vendors accept any responsibility in respect of these particulars and any prospective purchaser must satisfy themselves by inspection 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.

07/02/2025





## Central Drive, Blackpool



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Ground Floor	Floor 1	
<p>Approximate total area<sup>®</sup></p> <p>2683.66 ft<sup>2</sup></p> <p>249.32 m<sup>2</sup></p>		
	<p>(1) Excluding balconies and terraces</p> <p>While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.</p> <p>Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.</p> <p>GIRAFFE360</p>	
Floor 2		