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COMMERCIAL ESTATE AGENTS

227/229 Church Street, Blackpool, FY1 3PB

Specialists for over 50 years in the sale and valuation of businesses, hotels and all types of commercial properties.

NB: The particulars set out in these details do not form part of an offer of contract. Any intending tenant/purchaser must satisfy self by inspection or otherwise as to their accuracy. Neither Kays nor the vendor has any authority to make or give any representation or warranty in relation to this property.



Mixed Commercial & Residential Investment

Reference: 009819

Freehold Price: £235,000

271 & 271a Church Street, Blackpool, , FY1 3QE

VIEWING STRICTLY BY PRIOR TELEPHONE APPOINTMENT THROUGH OUR OFFICE.

DESCRIPTION: Substantial mid terraced property located on Church Street which is a main arterial route into Blackpool Town Centre. The property has recently been fully refurbished to a high standard and provides a nail & beauty and Tattooist business to the ground floor let at £200 pcm. 3 bedroom modern self-contained apartment to the first floor with high end finish to kitchen & bathroom plus quality furnishings and equipment. This apartment is let at £1,600 pcm. Total rental income £29,600 per annum. Double glazed and central heating. Excellent property finished to a high spec offering good investment potential.

LOCATION: On the easterly frontage of Church Street which is a main arterial route in and out of Blackpool, centre close to all attractions.

ACCOMMODATION

GROUND FLOOR: Double fronted nail bar, beauty room & tattooist, wc & kitchen.

FIRST FLOOR: Bathroom with bath, wc, wash hand basin and step in shower; double bedroom with fitted wardrobes; double bedroom; single bedroom; lounge diner open plan to modern fitted kitchen with built in oven & hob.

EXTERIOR: Rear parking for 4 cars.

BUSINESS: Rents: Beauty, Nails & Tattooist - 12 month lease July 2022, rent £200 per month;

Apartment - 12 month lease, £1,600 pcm

Total rental income: £29,600 per annum.

SERVICES: All mains services

TENURE: Freehold





