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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.



Permanent Investment Flats

Reference: 011059

Freehold Price: £147,500

105 Park Road, Blackpool, FY1 4ET

VIEWING STRICTLY BY PRIOR TELEPHONE APPOINTMENT THROUGH OUR OFFICE.

DESCRIPTION: Semi-detached 2 storey property split into 3 self-contained flats. Main road position convenient for the town centre and close to all amenities. Ground floor 2 bedroom flat (57sqm) let at £520 pcm. First floor one bedroom flat (29sqm) let at £368.33 pcm. One studio unit (26sqm) let at £400 pcm. Total gross rental income £15,460 per annum. Gas central heating to ground floor, electric heaters to first floor. Pre-paid meters. In good condition, viewing recommended.

To avoid upsetting the established tenants the vendor will only accept qualified buyers with proof they have a commercial mortgage in principal or they are cash buyers.

LOCATION: On the Westerly frontage of Park Road, close to the junction with Palatine Road.

ACCOMMODATION

GROUND FLOOR: Flat 1: (Total 57sqm) Lounge 4.2m x 4.7m with feature fire place; shower, wc and wash hand basin; bedroom/dining room 4.7m x 3.5m; bedroom 3.6m x 3.9m; kitchen 3.3m x 2m, access to rear.

FIRST FLOOR: Flat 3 (Total 26sqm): Lounge/bedroom 3.7m x 4.8m; kitchen 2m x 2.9m; shower, wc & wash hand basin 2m x 1m; Flat 2 (Total 29sqm): Kitchen 2.8m x 2.3m; lounge 3.8m x 3.5m; bedroom 3.2m x 2; shower, wc & wash hand basin 1.2m x 2.3m;

EXTERIOR: Rear yard, wash room & wc. Timber shed.

BUSINESS: RENT SCHEDULE

Ground Floor Flat 1: Let £520 per calendar month

Flat 2: Let £368.33 per calendar month

Flat 3: Let £400 per calendar month

Total annual income: £15,460 per annum.

SERVICES: All mains services. Ground floor central heating to flat. Individual meters including pre-paid meter. Electric heaters to flats 1 & 2. Individual council tax. All EPC's are D rating.