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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.



4 Self Contain Flats

Reference: 011115

Freehold Price: £225,000

29 Moore Street, Blackpool, FY4 1DA

VIEWING STRICTLY BY PRIOR TELEPHONE APPOINTMENT THROUGH OUR OFFICE.

DESCRIPTION: A quality block of 4 self contained flats located at South Shore close to Waterloo Road shopping area. The Promenade and Pleasure Beach are within walking distance. 3 one bedroom and 1 studio flats decorated and furnished to a high standard. Previously 4 residential flats the units are currently let as Air B&B accommodation.

LOCATION: On the Westerly frontage of Moore Street which runs between Dean Street and Waterloo Road at South Shore close to the Promenade and the Pleasure Beach.

ACCOMMODATION

GROUND FLOOR: Vestibule entrance hall; Flat 1: Lounge/Diner; store; kitchen; shower, wc and wash hand basin; double bedroom; utility;

FIRST FLOOR: Flat 2: Studio with kitchen and shower, wc and wash hand basin; Flat 3: Lounge open kitchen; double bedroom; double shower, wc and wash hand basin;

SECOND FLOOR: Flat 4: Lounge; shower, wc and wash hand basin; kitchen; bedroom with Velux window.

EXTERIOR: Rear yard.

BUSINESS: Currently trading as Air B&B accommodation at weekends the vendor confirms the turnover has been £13,000 in year 1 and £19,000 year 2. Option to revert back to residential lets with a potential income of £21,500 pa.

SERVICES: All mains services connected, gas central heating landlords supply, electricity flats 3 & 4 card/key and flats 1 & 2 direct metered bills.



