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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.

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Investment Flats

Reference: 011000

Freehold Price: £159,950

23 Clifford Road, Blackpool, FY1 2PU

VIEWING STRICTLY BY PRIOR TELEPHONE APPOINTMENT THROUGH OUR OFFICE.

DESCRIPTION: Mid terraced two storey property located north of Blackpool town centre. Arranged as 4 self contained flats let and producing a gross income of £19,000pa. 2 x 1 bed, 1 x 2 bed & 1 studio all with their own facilities. Electric heating with card meters, tenants pay own council tax. In use as permanent flats for in excess of 15 years. 3 of the flats have long standing tenants in residence, who have been in occupation for over 10 years.

LOCATION: Clifford Road is in the Clarendon area north of Blackpool town centre.

ACCOMMODATION

GROUND FLOOR: Vestibule entrance hall and stairs; Front flat: Lounge/kitchen 3.8m x 5m (19sqm); bedroom 3.4m x 4m (13.6sqm) including shower, wc & wash and hand basin. Rear flat: Lounge/kitchen 4.2m x 3.3m (13.8sqm); bedroom 2.4m x 3.3m (8sqm); bathroom with bath, wc & wash hand basin 2.2m x 2.3m (5sqm); access to rear.

FIRST FLOOR: Rear flat: Bathroom with bath, wc & wash hand basin 1.7m x 1.6m (2.7sqm) + 0.6m x 0.9m (0.5sqm); lounge/bedroom 2.9m x 3.3m (9.5sqm); kitchen diner 3.4m x 3m (10sqm). Front flat: Lounge 3.2m x 4m (12.8sqm); kitchen 3.2m x 1.7m (5.4sqm); bedroom 3.9m x 3.3m (12.9sqm); dormer bathroom with bath, wc, wash hand basin & over bath shower 1.5m x 1.5m 2.2sqm; bedroom 2.9m x 4m (11.6sqm).

EXTERIOR: Rear yard, steel fire escape & access.

BUSINESS: Rental income:

Flat 1 £100 per week

Flat 2 £92 per week

Flat 3 £90 per week

Flat 4 £85 per week

Total £367 per week. £19,000 per annum

SERVICES: Electricity and water. Electric heaters with tenants individual card meters.

TENURE: Freehold: All parties should make their own enquiries with Blackpool Council.





