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COMMERCIAL ESTATE AGENTS

227/229 Church Street, Blackpool, FY1 3PB

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House in 3 Flats

Reference: 011216

Freehold Price: £95,000

30 Lowery Terrace, Blackpool, FY1 6DR

VIEWING STRICTLY BY PRIOR TELEPHONE APPOINTMENT THROUGH OUR OFFICE.

DESCRIPTION: Mid terraced two story property located at South Shore off Lytham Road in a small cul-de-sac. Property arranged as 3 flats, 1 self contained x 1 bedroom, 1 x 1 bedroom and 1 x studio non self contained with shared shower and wc. At the time of instruction all let producing £1,062 per calendar month. Flats sizes from 21sqm to 35 sqm. Based on current rents gross yield of 13.5%. Client has another block of 3 flats for sale 5 doors away at £105,000.

LOCATION: Lowery Terrace is a cul-de-sac off Lytham Road at South Shore close to Waterloo Road.

ACCOMMODATION

GROUND FLOOR: Vestibule entrance hall and stairs; Flat 1: Lounge 3.5m x 3.6m; Bed room 2.6m x 3.7m; Kitchen 2.7m x 2.5m; Shower, wc and wash hand basin - size 35sqm;

LOWER GROUND FLOOR: Cellar store

FIRST FLOOR: Flat 2: lounge 4.6m x 3.6m; Bedroom 2.4m x 3.7m; Kitchen 2.6m x 2.6m - size 31sqm; Flat 3 Studio 4.2m x 3.6m; kitchen 2.4m x 1.1m - size 21sqm; Shared shower and wc for flats 2 & 3;

BUSINESS: Rent Schedule:

Flat 1: Let £390 per calendar month

Flat 2: Let £390 per calendar month

Flat 3: Let £281.64 per calendar month

Total: £1,062.64 per calendar month (£12,740 per annum).

SERVICES: All mains services. Electric on sub meters, central heating to flats 1 & 2 with individual boilers and bills. Electric heaters to flat 3.