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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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Permanent Flat investment

Reference: 011270

Freehold Price: £175,000

2 Hadden Road, Blackpool, FY2 9AH

VIEWING STRICTLY BY PRIOR TELEPHONE APPOINTMENT THROUGH OUR OFFICE.

DESCRIPTION: Substantial semi detached 3 storey property located immediately off Queens promenade in the Norbreck area to the north of Blackpool. 3 spacious self contained flats arranged with one flat to each floor. 2 one bedroom and 1 two bedroom. Ground floor flat benefits from a rear enclosed yard and garage. Gas central heating to each flat with individual gas boilers and their own billed meters. Billed electricity meter for the ground floor flat and prepaid meters for the other two. Rental income £1,575 pcm (£18,900 pa). A well converted block of spacious apartments in a good residential area immediate off the seafront and close to local shopping parade.

LOCATION: Haddon Road is off Queens Promenade just south of Norbreck Road and the Norbreck Castle hotel.

ACCOMMODATION

GROUND FLOOR: Communal vestibule entrance hall and stairs;

Ground floor flat: front bedroom; lounge with double doors to rear; kitchen fitted wall and base units; Bathroom with bath, over bath shower, wc, wash hand basin.

FIRST FLOOR: First Floor Flat: Lounge and dining room; kitchen fitted wall and base units; Bedroom; Bathroom with bath, over bath shower, wc, wash hand basin.

SECOND FLOOR: Second Floor Flat: Lounge and dining room open plan to kitchen fitted wall and base units; Two Bedrooms; Bathroom with bath, over bath shower, wc, wash hand basin.

EXTERIOR: Front walled garden; rear enclosed patio; store shed; garage

BUSINESS: Rent schedule;

Ground floor £525 pcm

First Floor £520 pcm

Second floor £530 pcm

Total £1,575 pcm

£18,900 per annum

SERVICES: All mains services. Gas central heating to each flat with individual gas boilers and billed meters. Billed electricity meter for the ground floor flat and prepaid meters for the other two.

TENURE: Freehold