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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.



## HMO

**Reference: 011305**

**Freehold Price: £249,950**

**24 Raikes Parade, Blackpool, FY1 4EX**

**VIEWING STRICTLY BY PRIOR TELEPHONE APPOINTMENT THROUGH OUR OFFICE.**

**DESCRIPTION:** Double fronted end terraced property located in central Blackpool adjacent to the Town Centre. HMO Licence for 6 households and 7 persons. 6 flats consisting of 4 self contained (1 x 3 bed & 1 x 1 bed) and 2 non self contained (2 studios). Rental income £35,000 per annum.

**LOCATION:** On the Westerly frontage of Raikes Parade which is off Church Street and Hornby Road adjacent to the Town Centre.

**ACCOMMODATION**

**GROUND FLOOR:** Vestibule entrance hall; Flat 1: Lounge; 2nd lounge; 3 bedrooms; bathroom; shower; kitchen; side entrance and stairs;

**FIRST FLOOR:** Flat 2: Lounge; kitchen; bedroom; shower and wc; Flat 3: Studio; Flat 4: Studio with separate Bedroom; Shared shower and wc;

**SECOND FLOOR:** Flat 5: Lounge; Kitchen; bedroom; shower and wc; Flat 6: Lounge; kitchen; bedroom; Shower and wc;

**EXTERIOR:** Rear yard to flat 1, side drive to garage.

**BUSINESS:** Rent Schedule:

Flat 1: Let £650 pcm

Flat 2: Let £368 every 4 weeks

Flat 3: Let £368 every 4 weeks

Flat 4: Let £120 per week

Flat 5: Let £120 per week

Flat 6: £210 every 2 weeks

Annual Total: £35,308 per annum.

**SERVICES:** All mains services connected. Pre-paid electric meters to flats, Landlord supplies gas and water apart from Flat 1 which has own gas and electric meters.



