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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.



### **Permanent Flat investment**

**Reference: 011323**

**Freehold Price: £245,000**

**8 Cocker Street, Blackpool, FY1 1SF**

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

**DESCRIPTION:** A substantial property arranged as 6 self contained flats located to the North of the town centre just off the Promenade. Six one bedroom flats with a gross rental income £27,500 per annum.

**LOCATION:** On Cocker Street which is immediately off the Promenade and Dickson Road just to the North of the town centre with the train station close by.

**ACCOMMODATION**

**GROUND FLOOR:** Vestibule entrance hall;

Flat 1: Lounge and kitchen; bedroom, shower and wc. 36 sqm

Flat 1a: Lounge and kitchen; bedroom, dressing room shower and wc. 40 sqm

**LOWER GROUND FLOOR:** Cellar storage and electricity meters

**FIRST FLOOR:** Flat 2: hall; Lounge and kitchen; bedroom, shower and wc. 19 sqm

Flat 3: Lounge and kitchen; bedroom, shower and wc; store. 32 sqm

**SECOND FLOOR:** Flat 4: Lounge and kitchen; bedroom, shower and wc. 17 sqm

Flat 5: Hall; Lounge; kitchen; bedroom, shower and wc. 42 sqm

**EXTERIOR:** Walled garden to front; rear yard accessed by flat 2.

**BUSINESS:** Certificate of Lawful Use granted 15/9/2014 application number 14/0592.

Gross rental income £27,500 per annum.

**SERVICES:** Electricity and water. Prepaid sub meters for each flat.

**TENURE:** Freehold