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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.



Commercial Investment

Reference: 011504

Freehold Price: £845,000

Reads Avenue, Blackpool, FY1 4BW

VIEWING STRICTLY BY PRIOR TELEPHONE APPOINTMENT THROUGH OUR OFFICE.

DESCRIPTION: A selection of properties located in Blackpool close to the centre and proposed Blackpool Central Leisure development. The properties are leased out on two separate Full Repairing and Insuring leases producing a total rent of £72,000 per annum. Available as a whole or vendor may consider selling Block A & B separately.

LOCATION: All properties located on Reads Avenue adjacent to the Town Centre and the proposed Blackpool Central Leisure Development.

ACCOMMODATION

GROUND FLOOR: Block A: 1a Reads Avenue & Back 1a Reads Avenue - Coffee Shop, Store, Laundry;

1E Reads Avenue - 3 bedroom self contained flat;

3-5 Reads Avenue - 11 holiday apartments (3 studio, 8 x 1 studio);

7 Reads Avenue - 4 bedroom house;

Block B: 11 Reads Avenue - 3 apartments;

13 Reads Avenue - 8 bed HMO

BUSINESS: Block A: 1,3,5 & 7 Reads Avenue - 3 year lease 5/11/24, rent £50,000 pa paid monthly in advance Full Repairing & Insuring Term. Tenant Incognito Bars Ltd.

Block B: 11 & 13 Reads Avenue - 3 year lease 5/11/24, rent £22,000 pa paid monthly in advance Full Repairing & Insuring Term. Tenant Incognito Bars Ltd.



