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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.



**Investment - 3 self contained flats**

**Reference: 011520**

**Freehold Price: £165,000**

**9 Yates Street, Blackpool, FY1 2DE**

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

**DESCRIPTION:** Mid terraced 3 storey property located immediately North of the town centre close to all amenities. Comprises of 3 two bedroom self contained apartments arranged as one apartment to each floor. Flats let on AST's total rental income £20,328 per annum.

**LOCATION:** On the southerly frontage of Yates Street which is off Dickson Road (A586) close to Blackpool North train station, the Promenade and Blackpool Town centre.

**ACCOMMODATION**

**GROUND FLOOR:** Communal entrance and stairs;

Flat 1: Inner hall; lounge; kitchen; shower and WC; 2 bedrooms one with an en suite shower and WC.

**FIRST FLOOR:** Flat 2: Inner hall; lounge; kitchen; shower and WC; 2 bedrooms.

**SECOND FLOOR:** Flat 3: Inner hall; lounge; kitchen; shower and WC; 2 bedrooms one with an en suite shower and WC.

**BUSINESS:** Rent schedule;

Flat 1 - £599 pcm

Flat 2 - £545 pcm

Flat 3 - £550 pcm

Total rental income £1694 pcm, £20,328 per annum.

**SERVICES:** All mains. Pre pay Metro meters for electricity. Individual meters and boilers to each flat.

EPC - Flat 1 D. Flat 2 D. Flat 3 C.

