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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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## **Detached Holiday Apartments with Passenger Lift & Parking**

**Reference: 010769**

**Freehold Price: £520,000**

**Oakville Apartments, 81/83 Reads Avenue, Blackpool, FY1 4DG**

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

**DESCRIPTION:** Substantial detached 4 storey property located in Blackpool Town Centre close to all amenities and attractions. 12 self contained holiday apartments (7 x 1 bed, 2 x 2 bed, 3 x studio) together with ground floor bar lounge (not currently in use) and a games room. In addition there is a spacious ground floor 2 bedroom owners/manager apartment and extensive basement store rooms. 4 person passenger lift to all floors. Parking to the front and side for 15 cars. The current owners are looking to retire having operated the business since 2004. A substantial property that must be viewed to appreciate.

**LOCATION:** On the northerly frontage of Reads Avenue which is in Blackpool central holiday location adjacent to the town centre with all the shops, bars and restaurants. 5 minutes walk to the Promenade, Blackpool's famous Tower, Winter Gardens and Theatres.

### **ACCOMMODATION**

**GROUND FLOOR:** Entrance hall; Games room; Bar lounge with bar counter; former laundry room; 2 toilets; separate entrance to owners apartment consisting - Large front lounge; spacious double bedroom with fitted robes; inner hallway giving access to bathroom with bath, toilet, wash hand basin, step in shower; 2nd double bedroom; fitted kitchen with access to rear garden.

**LOWER GROUND FLOOR:** Extensive basement stores and boiler room.

**FIRST FLOOR:** Flat 1 - Inner hall; lounge and kitchen with wall bed; double bedroom; bunk bedroom; shower, basin and toilet. Caters for 6 persons.

Flat 2 - Inner hall; Lounge and kitchen with wall bed; Double bedroom; Double bedroom; Shower, basin and toilet. Caters for 6 persons.

Flat 3 - Studio with double bed; Shower, basin and toilet. Caters for 2 persons.

Flat 4 - Lounge with wall bed; Kitchen; Double bedroom; Shower, basin and toilet. Caters for 4 persons.

**SECOND FLOOR:** Flat 5 - Inner hall; lounge and kitchen with wall bed; family bedroom; shower, basin and toilet. Caters for 6 persons.

Flat 6 - Inner hall; lounge and kitchen with wall bed; family bedroom; shower, basin and toilet. Caters for 6 persons.

Flat 7 - Studio with double bed; shower, basin and toilet. Caters for 2 persons.

Flat 8 - Inner hall; Lounge with wall bed; Kitchen; Family bedroom; Shower, basin and toilet. Caters for 6 persons.

**THIRD FLOOR:** Flat 9 - Inner hall; lounge and kitchen with wall bed; family bedroom; shower, basin and toilet. Caters for 6 persons.

Flat 10 - Inner hall; lounge and kitchen with wall bed; family bedroom; shower, basin and toilet. Caters for 6 persons.

Flat 11 - Studio with double bed; shower, basin and toilet. Caters for 2 persons.

Flat 12 - Inner hall; Lounge with wall bed; Kitchen; Family bedroom; Shower, basin and toilet.

**EXTERIOR:** Parking for 15 cars front side and rear; private rear garden area to owners apartment.

**BUSINESS:** The flats are fully equipped and have been operated by the current owners since 2004. Consistent trading accounts available to genuine interested parties after viewing.

**SERVICES:** All mains services. Gas central heating with two boilers for the flats and one for the owners apartment. 3 Phase electricity supply. Passenger lift to all floors. Flat roof renewed 2025.

**TENURE:** Freehold.











