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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 Self Contained Apartment Block

Reference: 011560

Freehold Price: £550,000

460 Lytham Road, Blackpool, FY4 1JQ

VIEWING STRICTLY BY PRIOR TELEPHONE APPOINTMENT THROUGH OUR OFFICE.

DESCRIPTION: Detached 3 storey block of spacious self contained apartments. 9 apartments in total including 5 to the ground floor. 5 x 1 bed and 4 x 2 bed together with parking for 9 cars. All the flats have their own electricity and water meters with the tenants billed direct, tenants are also responsible for individual council tax bills. Well established tenants to the majority of the apartments with a current rent roll of £50,572 with scope for uplift. A good block of apartments with viewing recommended.

LOCATION: On the easterly frontage of Lytham Road at South Shore in a convenient location close to Watson Road and the local shopping area of Highfield Road.

ACCOMMODATION

GROUND FLOOR: Communal entrance hall & stairs with meter cupboards;

Flat 1 - Lounge; kitchen; bedroom; bathroom, bath toilet and basin.

Flat 2 - Lounge; kitchen; bedrooms; bathroom, bath toilet and basin.

Flat 3 - private side entrance - Lounge; kitchen; bedroom access to LGF.

Flat 4 - private rear entrance - Lounge; kitchen; shower toilet and basin; 2 x bedrooms

Flat 9 - Detached from the main building with its own private entrance Lounge; kitchen; shower toilet and basin; 2 x bedrooms.

LOWER GROUND FLOOR: Flat 3 continued; bedroom and bathroom.

FIRST FLOOR: Hall & stairs

Flat 5 - Lounge; kitchen; bathroom; bedroom.

Flat 6 - Lounge; kitchen; bathroom; 2 x bedrooms.

SECOND FLOOR: Hall & stairs

Flat 7 - Lounge; kitchen; bathroom; bedroom.

Flat 8 - Lounge; kitchen; bathroom; 2 x bedrooms.

EXTERIOR: Front garden, side drive to rear. Parking for 9 cars. Small garden area. The drive provides access to a house that is separately owned and not part of my clients property.

BUSINESS: Rent Schedule;

1 - £411.00 pcm

2 - £411.67 pcm

3 - £520.00 pcm

4 - £470.00 pcm

5 - £411.67 pcm

6 - £520.00 pcm

7 - £400.00 pcm

8 - £520.00 pcm

9 - £550.00 pcm

Total £4,214.34 pcm

£50,572 per annum.

TENURE: Freehold