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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: 011561

Freehold Price: £540,000

485 Lytham Road, Blackpool, FY4 1JH

VIEWING STRICTLY BY PRIOR TELEPHONE APPOINTMENT THROUGH OUR OFFICE.

DESCRIPTION: A substantial detached three storey corner property located to the South Shore area of Blackpool on Lytham Road close to Highfield Road. The imposing property has bay windows to the front and side and provides 9 spacious self contained apartments. 8 x 1 bed and 1 x 2 bed. Converted to a high spec with individual water and electricity meters. Well established tenants to the majority of the units with a current rent roll of £56,000 per annum with scope for uplift. Viewing recommended.

LOCATION: On the South West corner of Lytham road and Horncliffe Road at South Shore

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 rear access - Lounge; kitchen; bedroom; bathroom, bath toilet and basin.

FIRST FLOOR: Hall & stairs

Flat 4 - Lounge; kitchen; 2 x bedrooms; bathroom, bath toilet and basin.

Flat 5 - Lounge; kitchen; bedroom; bathroom, bath toilet and basin.

Flat 6 - Lounge; kitchen; bedroom; bathroom, bath toilet and basin.

SECOND FLOOR: Hall & stairs

Flat 7 - Lounge; kitchen; bedroom; bathroom, bath toilet and basin.

Flat 8 - Lounge; kitchen; bedroom; bathroom, bath toilet and basin.

Flat 9 - Lounge; kitchen; bedroom; bathroom, shower toilet and basin.

EXTERIOR: Front and side gardens, parking to rear.

BUSINESS: Rents Schedule

1 - £575

2 - £520

3 - £650

4 - £500

5 - £541.67

6 - £508

7 - £455

8 - £475

9 - £525

Total £4,749.67 pcm

Annual £59,996

SERVICES: Electricity and water connected, all flats have individual meters for both.
All tenants pay individual Council Tax.

