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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.



Permanent Flat Investment

Reference: 011271

Freehold: Guide Price £185,000 + Fees

7-9 Clifford Road, Blackpool, FY1 2PU

VIEWING STRICTLY BY PRIOR TELEPHONE APPOINTMENT THROUGH OUR OFFICE.

DESCRIPTION: *For sale by auction Price: Guide £185,000 plus fees*****

Auction House North West 0161 830 7477.

<https://www.auctionhouse.co.uk/northwest/auction/lot/138483>

A mid-terrace double fronted property in the popular Claremont residential area close to schools, shops and bus routes. Arranged as 7 flats internally comprising 1x3, 1x2, 3x1 and 2 x Studio; each self-contained. The property focuses on providing accommodation for occupants claiming housing benefit and in turn attracts the local housing benefit tariff. When fully occupied the flats can attract IRO £37,000+ per annum. Internally the tenants elect to live in their own style including some smokers. Managed correctly this market segment can be very lucrative. Majority electric heating, 2 flats also enjoy gas central heating.

LOCATION: Clifford Road in the Claremont Area

ACCOMMODATION

GROUND FLOOR: Entrance to hallway and meter cupboard - Flat 1 Separate Lounge - Separate Bedroom - Separate Shower Room/W.C - Separate Kitchen - Separate Bedroom 2 (44 Sq M) - Flat 2 -Lounge/Kitchen - Sep Shower Room W.C - Sep Bedroom (33 Sqm) - Flat 3 - Sep Lounge - Sep Bedroom - Sep Kitchen - Sep Shower Room W.C (32 SqM)

FIRST FLOOR: Flat 4 - Sep Lounge - Sep Bedroom - Sep Kitchen - Sep Shower Room WC (25 SqM) - Flat 5 - Lounge/Kitchen/Bedroom - Sep Shower Room WC (26 SqM) Flat 6 - Lounge/Kitchen/Bedroom Sep Shower Room WC - Flat 7 - Lounge/Kitchen - Separate Shower Room W.C. - Bedroom x 3 (44 Sq M)

EXTERIOR: Front Parking for 3/4 Vehicles - Rear Yard

BUSINESS: 1 - Vacant (remedial work underway) LHA rate is £124.73

2 - £400.00 per month

3 - £368.33 per month

4 - £400.00 per month

5 - £325.00 per month

6 - £300.00 per month

7 - Vacant LHA Rate is £143.84 pw

SERVICES: We are advised - Electric tenants pay own bills - Flat 1 & 7 have own central heating boiler. Tenants pay own water.



