



Call us on 01253 623486
or Fax: 01253 752068
Email info@kaysestates.co.uk
Web www.kaysestates.co.uk

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.



Self Contained Flats

Reference: 011470

Freehold Price: £259,950

80 Beach Road, Cleveleys, FY5 1EH

VIEWING STRICTLY BY PRIOR TELEPHONE APPOINTMENT THROUGH OUR OFFICE.

DESCRIPTION: Semi-detached property arranged as 6 self-contained flats located close to Cleveleys town centre and the Promenade. 5 one bedroom and one studio units ranging from 19sqm to 35sqm. Rent roll with full occupancy £2,580 per calendar month. The flats have planning permission for 5 self-contained flats with 3 one bedroom, 1 studio in the main building and a 2 bedroom self-contained to the rear with its own entrance this rear, flat is in use as 2 x 1 bed units. Initial gross yield 12%. Potential for uplift on rents.

LOCATION: On the Northerly frontage of Beach Road in Cleveleys close to the Promenade and Cleveleys town centre.

ACCOMMODATION

GROUND FLOOR: Entrance hall and meter cupboard; communal hall & stairs; Flat 1: (Total 35sqm) Lounge and kitchen; bedroom; bathroom;

Ground Floor Rear: Flat 2 Independent entrance: Lounge kitchen; bathroom; bedroom: Flat 2a: Lounge kitchen; bedroom with en suite shower and wc;

FIRST FLOOR: Flat 3: (Total 19sqm) Studio unit and bathroom; Flat 4: (Total 22sqm) Lounge; bedroom; kitchen; bathroom;

SECOND FLOOR: Flat 5: (Total 35sqm) Lounge; kitchen; bedroom; bathroom;

THIRD FLOOR:

BUSINESS: RENTAL SCHEDULE:

Flat 1: £440 per calendar month

Flat 2: £440 per calendar month

Flat 2a: £450 per calendar month

Flat 3: £325 per calendar month

Flat 4: £475 per calendar month

Flat 5: £450 per calendar month

Total: £2,580 per calendar month (£30,960 pa)

SERVICES: Electric and water services connected, double glazed. Individual electric meters.

TENURE: Freehold