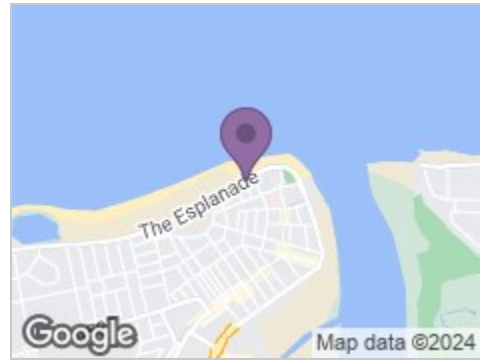


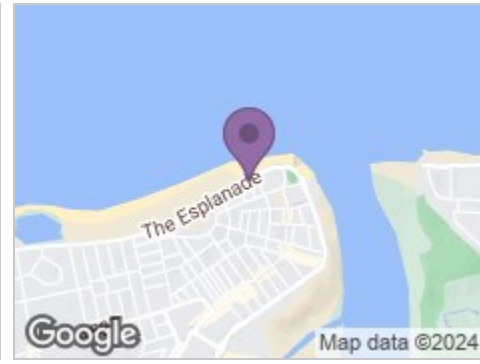
Road Map



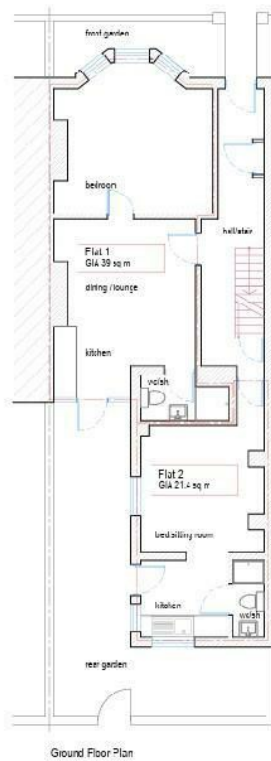
Hybrid Map



Terrain Map



Floor Plan



26 Windsor Terrace
 , Fleetwood, FY7 6HH

Auction Guide £250,000

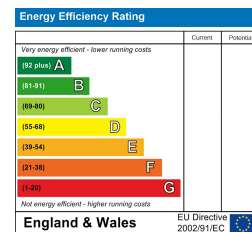


Viewings

Please contact our iMove Sales & Lettings Office on 01253 883311 if you wish to arrange a viewing appointment for this property or require further information.

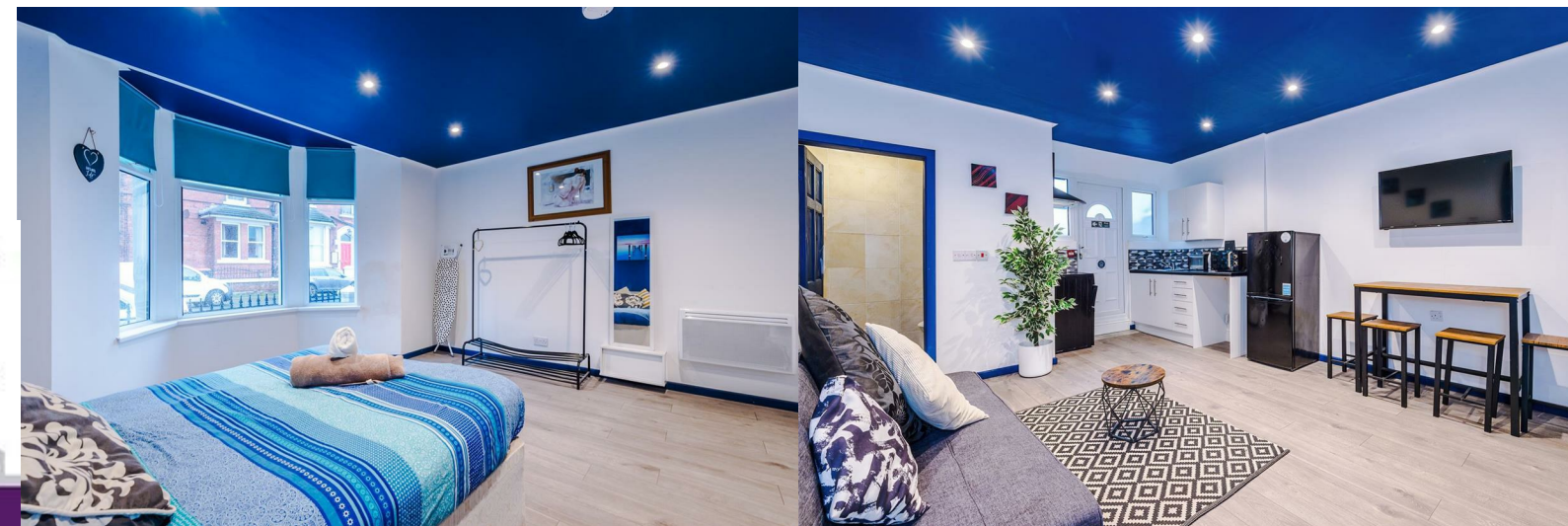
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26 Windsor Terrace

, Fleetwood, FY7 6HH

Auction Guide £250,000



Viewings

Strictly by appointment only

Auctioneer's Notes

If you are interested in making a pre-auction offer, please contact us and we will speak with the vendors.

If you require auction or bridging finance or are concerned about the completion date, speak with one of our team.

Auction Details

This lot is to be sold in auction on Wednesday 29th May auction at 4pm (bidding opens at 12pm)

Please note that a Buyer's Premium of 1.8% (inc.of VAT) of the purchase price is to be paid by the successful Buyer subject to a minimum fee of £3,000 (inc.of VAT)

Introduction

This property is being sold by auction on Wednesday 20th March at 4pm (bidding opens at 12pm)

Freehold investment opportunity finished to a high standard and currently used for short-term lets producing c.£60,000pa. The building extends to c.2,000sqft and is split into 6 x self-contained units (3 x studios & 3 x 1 bed flats) and could continue to run as a holiday let business or let each unit on longer term ASTs. Walking distance to the beach, town centre, Fleetwood hospital and the ferry across to Knott End-on-Sea.

Situation & Description

Fleetwood is a small seaside town in north west England north of Blackpool and enjoys an enviable position on the River Wyre.

The town centre has a wide range of local and national retailers including chain restaurants and supermarkets as well as a wide selection of cafes, bars and employment opportunities.

The property has been converted into 6 x self-contained units comprising 3 x studio and 3 x 1 bedroom flats. All flats have been finished to a very good standard with separate meters.

There is a good selection of local schools including Fleetwood Nautical College Campus as well as large employers such as Asda, Aldi, Next, Costa and McDonalds as well as being walking distance to Fleetwood Hospital.

Transport links are very good with easy access by road to Blackpool and the M55 beyond with the added

benefit of a direct tram into Blackpool centre which takes between 40-60 minutes depending on time of travel.

As an investment, the current owners use the flats as short-term holiday lets that produced c.£60,000 gross income over the past 12 months or alternatively, you could let each flat out individually on longer term ASTs which could produce a rental income of c.£30,000 per annum.

Ground Floor

Flat 1 - Living/Kitchen/Diner, Double Bedroom with bay window and Shower Room. Access to rear garden. 39sqm / 420sqft

Flat 2 - Studio Room with arch to Kitchen and Shower Room off. Access to rear garden. 21.4sqm / 230sqft

First Floor

Flat 3 - Studio Room with Kitchen and separate Shower Room. 25.3sqm / 272sqft

Flat 4 - Living/Dining/Kitchen with Double Bedroom and en-suite Shower Room. 37.5sqm / 404sqft

Second Floor

Flat 5 - Studio Room with Kitchen and separate Shower Room. 25sqm / 269sqft

Flat 6 - Living/Dining Room with Kitchen off, Double Bedroom and Shower Room. 34.5sqm / 371sqft

Overall Size

Total accommodation extends to 182.7sqm / 1,966sqft

