

Blackburn - 290 & 290A Accrington Road BB1 2AN
Freehold 2 Flats Investment



BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT



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Freehold 2 Flats Investment



Investment Consideration:

- Purchase Price: £159,000
- Rental Income: £4,440 p.a.
- ERV: £9,540 p.a. GIY: 6.00%
- VAT is NOT applicable to this property
- Comprises mid-terraced property arranged as 2 self-contained flats
- Situated close to the junction between Accrington Road and Whitebirk Road with local retailers nearby including convenience store, barbers, pub, restaurant/takeaways and more.



Tenancies and Accommodation:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
No. 290 (Ground Floor)	Flat: 36 sq m (390 sq ft) Kitchen/Living Room, Bedroom, Bathroom		Vacant	ERV: £5,100	
No. 290A (First Floor)	Flat: 33 sq m (361 sq ft) Kitchen/Living Room, Bedroom, Bathroom	Individual	Holding Over	£4,440	Note 1: AST
			Total	£4,440	
			ERV	£9,540	

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Property Description:

The property comprises two-self contained flats with communal garden and separate entrances at the front and rear, providing the following accommodation and dimensions:

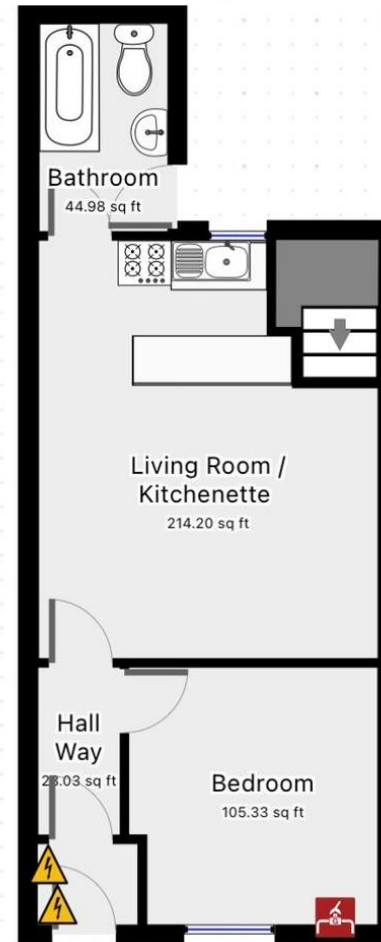
Ground Floor: Flat 290 36 sq m (390 sq ft)
Kitchen/Living Room, Bedroom, Bathroom

First Floor: Flat 290A 33 sq m (361 sq ft)
Kitchen/Living Room, Bedroom, Bathroom

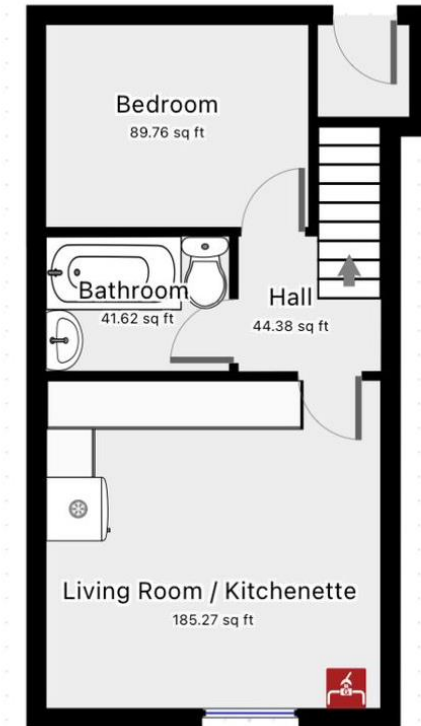
Tenancy:

Flat 290A is at present let on AST since 2019 (Holding Over) at a current rent of £4,440 p.a.

Flat 290 is at present vacant. ERV: £5,100 p.a.



Ground Floor



First Floor

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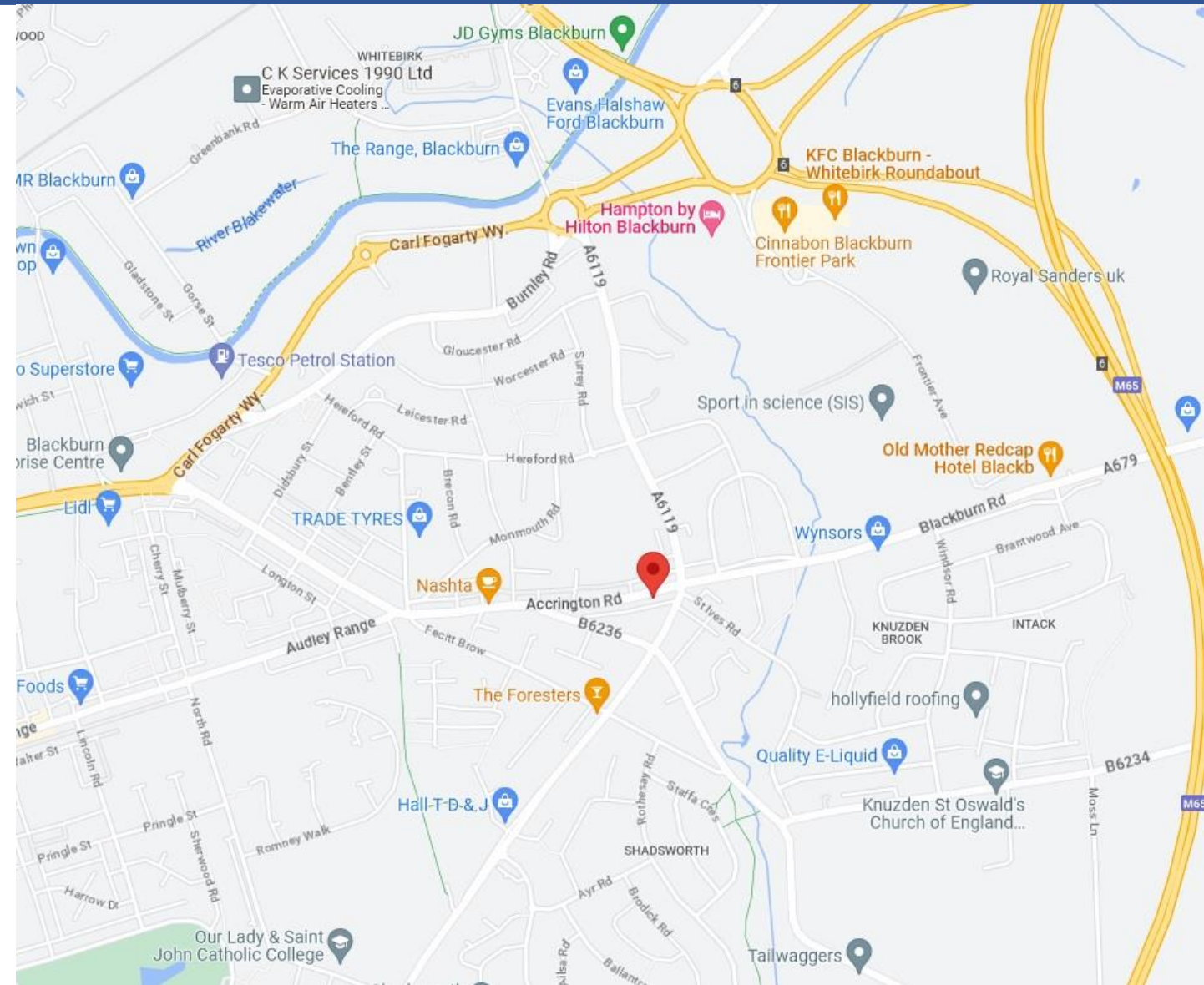
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Location:

Blackburn is a major industrial town in Lancashire, England. The property benefits from excellent transport connections, with several bus stops located within a short walking distance providing direct services to the town centre. Situated close to the junction between Accrington Road and Whitebirk Road with local retailers nearby including convenience store, barbers, pub, restaurant/takeaways and more.



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Contacts:

For further information or to schedule a viewing, please contact Joseph Bachman or Sam Georgev.



Joseph Bachman – COO
M: +44(0)77236 19270
E: joseph@bluealpine.com



Sam Georgev – VP Sales & Lettings
M: +44(0)75545 57088
E: sam@bluealpine.com



BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT

Address:

Blue Alpine Partners Limited

Trading Address: Office 301, 54 Welbeck Street, Marylebone, London W1G 9XZ

Registered Address: Suite 115, Devonshire House, Manor Way, Borehamwood, Hertfordshire, WD6 1QQ

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