

# FOR SALE

## FREEHOLD

## INVESTMENT



whozoo.

BLACKPOOL

 661 New South Promenade, Blackpool FY4 1RN

Price **£575,000**



Property Type

**COMMERCIAL**



Size

**7,620 FT<sup>2</sup>**



Tenure

**FREEHOLD**



Borough

**BLACKPOOL**



Planning Granted

**NO**



Existing Use

**CLASS C2**

### Tenanted



YES

### Local Train Stations



Harrow Place (264 ft)  
Harrowside Solarium (0.12 miles)  
Starr Gate (0.3 miles)

### Local Amenities



Promenade (0.0miles)  
Blackpool Pleasure Beach (0.5miles)  
Winter Garden(0.5miles)

### VAT Applicable



NO

### Rateable Value



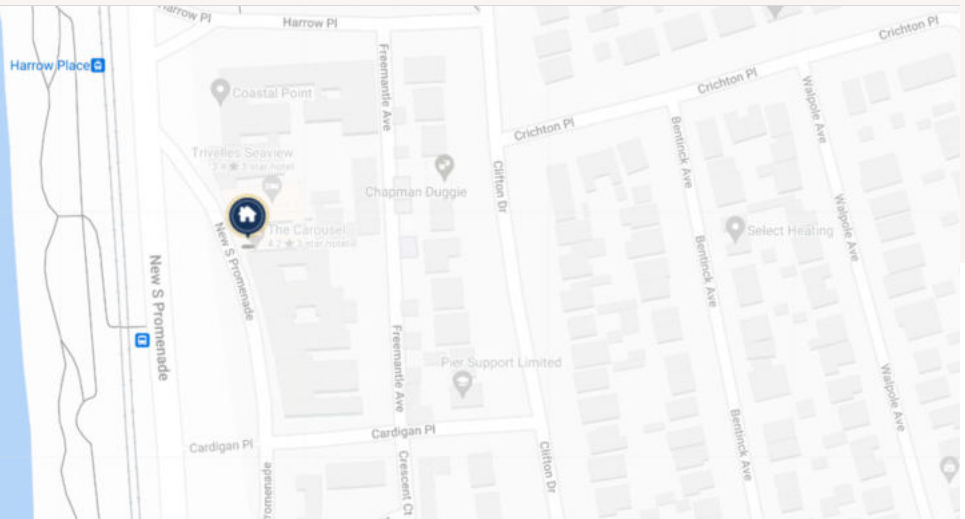
£59,000

### EPC



NO

### Location



## Additional Information

A recently reopened care 18 bedroom care facility, registered to accommodate a maximum of 20 residents. There are ample lounge, dining and bar areas for entertaining or relaxation for residents. A care home for over 20 years under the current owner, the property has the benefit of being fully compliant with lift, fire escape, equipment, CCTV. The property is in a good condition internally and externally, with a replacement of the commercial boilers three years ago. It requires cosmetic decoration to the new owners taste.





**Zak Khan**  
**Property Consultant**

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**whozoo.**  
Commercial Property, Expertly Done



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www.whozoo.co.uk

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