



Chesterfield Road, Blackpool, FY1 2PP

Starting Bid £145,000

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58 D	75 C
39-54	E		
21-38	F		
1-20	G		

- For Sale by Online Auction
- Rare Opportunity to Purchase a Licensed HMO
- Four Room Lets & 2 Self-Contained Flats
- Projected Income £25,000 PA
- 16% Yield (on Starting Price/£350 PCM Per Unit)
- Two Communal Bathrooms
- Flats 1 & 2 Recently Refurbished
- Off Street Parking & Yard

EPC example of one of the rooms

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Chesterfield Road, Blackpool

For Sale by Online Auction. Licensed HMO Comprising of Four Room Lets and Two Self-Contained One Bedroom Flat with a Projected Income of c. £25,000. T&Cs Apply. See WebbMove for all the Auction Details.

A rare opportunity to purchase a licenced HMO in Blackpool (where article 4 is in effect). The accommodation offers four room lets and two self-contained one-bedroom flats.

Situated in a popular location within easy reach of the promenade and Blackpool Town Centre. The town centre is a major part of the multi-million-pound regeneration project which includes the building of new restaurants, entertainment centres, a hotel and much more. This will surely see prices start to rise in the future.

The projected income is £25,000 once fully let, making the gross yield an impressive 16% (based on the starting price and a realistic average unit rent of £350 PCM).

Accommodation briefly comprises:

GROUND FLOOR –

Two recently refurbished room lets, a shared shower room and a self-contained one-bedroom flat.

FIRST FLOOR –

Two room lets with established tenants, a shared bathroom and a self-contained one-bedroom maisonette.

EXTERNALLY –

Off street parking to the front of the property and a yard to the rear.

COVERAGE

BROADBAND

We are advised that the property can obtain Fibre to the Premises (FTTP)

MOBILE DATA

We are advised that you are likely to have mobile coverage

We would suggest that you also make your own enquiries as to Mobile Data coverage
<https://checker.ofcom.org.uk/en-gb/mobile-coverage>



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TENURE

The property is **Freehold**

COUNCIL TAX

Band "**A**"

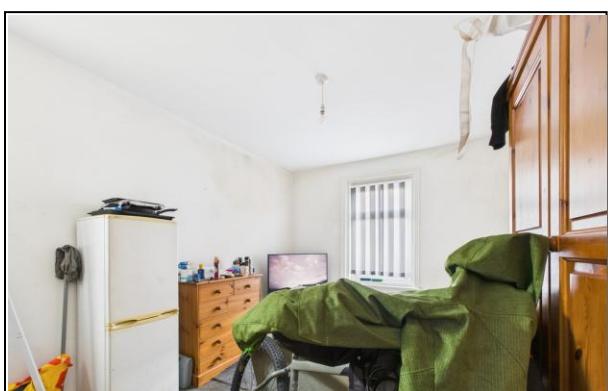
The average council tax charges for April 2010 - March 2013 are listed below, based on a household of two adults. The tax bands are based on the value of your property in 1991.

Valuation Band	Council Tax 2017/18	Council Tax 2018/19	Council Tax 2019/20
A	£1104.47	£1170.70	£1218.16
B	£1288.54	£1365.82	£1421.19
C	£1472.62	£1560.93	£1624.21
D	£1656.70	£1756.05	£1827.24
E	£2024.86	£2146.28	£2233.29
F	£2393.01	£2536.52	£2639.35
G	£2761.17	£2926.75	£3045.40
H	£3313.40	£3512.10	£3654.48

PLEASE NOTE

These particulars are believed to be correct but in no way is their accuracy guaranteed and they do not form part of any contract and neither do Tiger Sales & Lettings or the vendors accept any responsibility in respect of these particulars and any prospective purchaser must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are approximate and for illustrative purposes only. Floor Plans are included as a service to our customers and is intended as a GUIDE TO LAYOUT ONLY. Digital images are reproduced for general information only and must not be inferred that any item shown is included for sale with the property. We have been unable to confirm if services / items in the property are in full working order. The property is offered for sale on this basis. Prospective purchasers are advised to seek expert advice where appropriate. We are only verbally informed by the vendor of the stated tenure details, therefore we advise any prospective purchaser to confirm the tenure details with their solicitor / legal representative.

27/11/2025



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