



Granville Road, Blackpool, FY1 3NP
Starting Bid £80,000

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

EPC for Flat 2

- Two Self-Contained Flats
- Sold with Vacant Possession – No Chain
- 1-Bedroom GF & 2-Bedroom FF
- Spacious Accommodation Throughout
- Valid EICR and Gas Safety Certificates
- Minimal Refurbishment Required
- Projected 15.75% Gross Yield
- Estimated Rental Income £1,050 PCM

Granville Road, Blackpool

Investment Opportunity – Mid-Terraced Property Arranged as Two Flats (Vacant Possession / No Chain)

An excellent opportunity to acquire a mid-terraced property in Blackpool arranged as two self-contained flats, offering strong rental potential and an attractive projected yield. To the rear of the property is a good-sized yard which is accessed through the ground floor flat and has a brick-built outhouse. The property is sold with vacant possession and no onward chain, allowing investors to proceed quickly and begin refurbishment or letting immediately.

The property comprises a spacious one-bedroom ground floor flat and a generous two-bedroom first floor flat, both providing well-proportioned living accommodation. The kitchens and bathrooms are functional and suitable for rental purposes, allowing an investor to bring the property to a lettable standard with only minimal improvement works.

Both flats benefit from valid Electrical Installation Condition Reports (EICRs) and Gas Safety Certificates (GSCs), providing reassurance for prospective landlords.

While the building would benefit from recarpeting, redecoration and a thorough clean, the works required are relatively minor, presenting an excellent value-add opportunity without the need for major refurbishment.

Based on the starting bid, the property is expected to deliver a gross yield of approximately 15.75%, making it a compelling proposition for buy-to-let investors.

Estimated Rental Income

Ground Floor 1-Bed Flat: circa £500 PCM

First Floor 2-Bed Flat: circa £550 PCM

Total Potential Income: circa £1,050 PCM (£12,600 per annum)

The property is also well positioned to benefit from the ongoing multi-million-pound regeneration of Blackpool, which continues to attract significant investment into the area. This makes the property particularly appealing for investors seeking both strong rental returns and potential future capital appreciation.

GROUND FLOOR

COMMUNAL ENTRANCE

4' 0" x 3' 1" (1.22m x 0.94m)

FLAT 1

LIVING ROOM

15' 0" x 11' 4" (4.57m x 3.45m)



Granville Road, Blackpool

KITCHEN/DINER

13' 11" x 11' 6" (4.24m x 3.51m)

BEDROOM

9' 5" x 9' 1" (2.87m x 2.77m)

BATHROOM

5' 1" x 6' 1" (1.55m x 1.85m)

FIRST FLOOR FLAT 2

KITCHEN/LIVING AREA

12' 4" x 15' 0" (3.76m x 4.57m)

BEDROOM ONE

13' 11" x 9' 7" (4.24m x 2.92m)

BEDROOM TWO

7' 5" x 9' 2" (2.26m x 2.79m)

BATHROOM

6' 11" x 6' 1" (2.11m x 1.85m)

YARD TO REAR

COVERAGE

BROADBAND

We are advised that the property can obtain Fibre to the Property (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>

TENURE

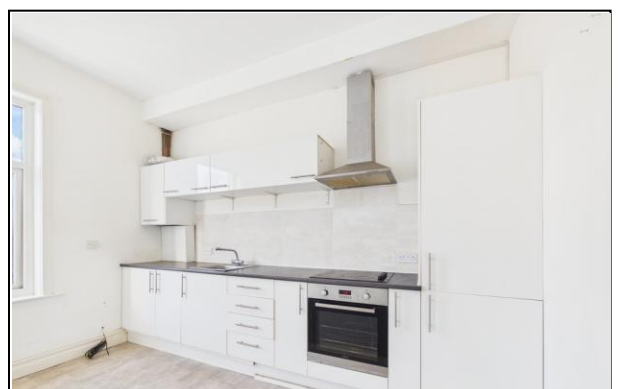
The property is **Freehold**

COUNCIL TAX (PER FLAT)

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

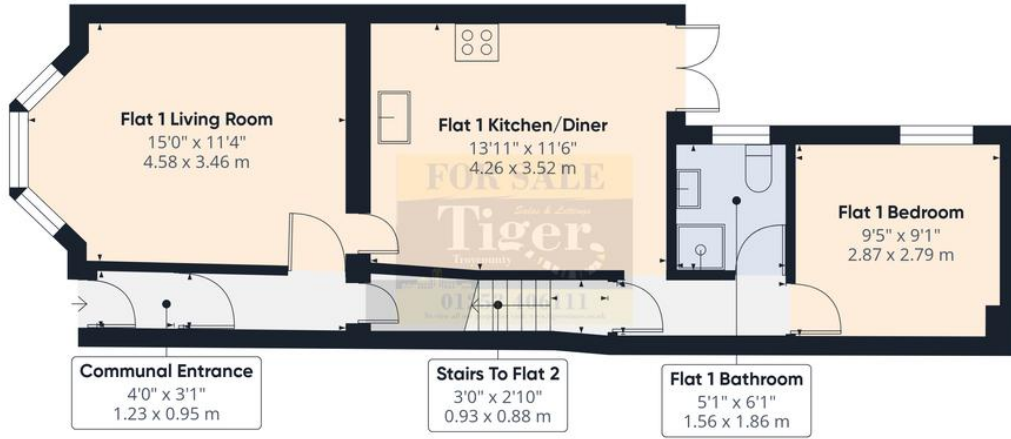


PLEASE NOTE

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.

17/03/2026

Granville Road, Blackpool



Ground Floor

Approximate total area⁽¹⁾
1045 ft²
97 m²



Floor 1

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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