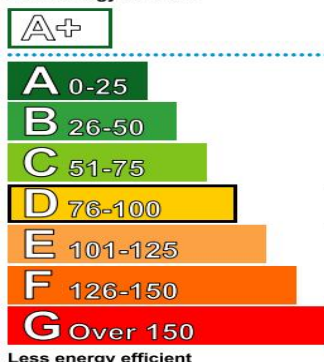




Dickson Road & Warley Road, Blackpool, FY1 2JU

Starting Bid £220,000

More energy efficient



Net zero CO₂ emissions

◀ 88 This is how energy efficient the building is.

Less energy efficient

- For Sale by Online Auction
- Prominent Corner-Sited Freehold Building
- Over 3,000 Sq. Ft.
- Two Spacious Two-Bedroom Flats
- Established Salon Tenant in Occupation
- Seven Parking Spaces
- Walking Distance to Amenities & Seafront
- Current Income Of £22,760 Per Annum

To view all of our properties visit www.tigerestates.co.uk

Warley Road & Dickson Road, Blackpool

Investment Opportunity – Prominent Corner Property with Mixed-Use Income

For Sale by Online Auction with a Starting Bid of £220,000. Terms and Conditions Apply. See WebbMove for all the Auction Details.

An imposing corner-sited freehold building extending to over 3,000 sq ft, situated within easy walking distance of local amenities and the seafront. The property benefits from seven off-road parking spaces and comprises two spacious two-bedroom residential flats together with two ground-floor retail units currently combined and occupied by a well-established salon tenant, who has been in occupation for approximately 6–7 years.

The current rental income is as follows:

Flat 1, 18 Warley Road – £585 pcm (£7,020 pa), increasing to £643.50 pcm (£7,722 pa) from 4 August 2026.

Flat 2, 18 Warley Road – £541.67 pcm (£6,500.04 pa), increasing to £595.84 pcm (£7,150.08 pa) from 1 August 2026.

Salon – £9,240 pa, increasing to £10,440 pa from 18 September 2026.

Current gross annual income: £22,760.04 (10.35% gross yield at £220,000)

Gross annual income from 4 August 2026: £24,872.08 (11.31% gross yield at £220,000)

Gross annual income from 18 September 2026: £25,312.08 (11.51% gross yield at £220,000)

Offered with a guide price of £220,000, this substantial mixed-use investment provides an attractive double-digit gross yield, established tenants, scheduled rental uplifts, and a highly convenient location close to the seafront and local amenities. The combination of residential and commercial income streams, together with ample parking and a prominent corner position, presents an excellent opportunity for investors seeking strong returns and future growth.

COVERAGE BROADBAND

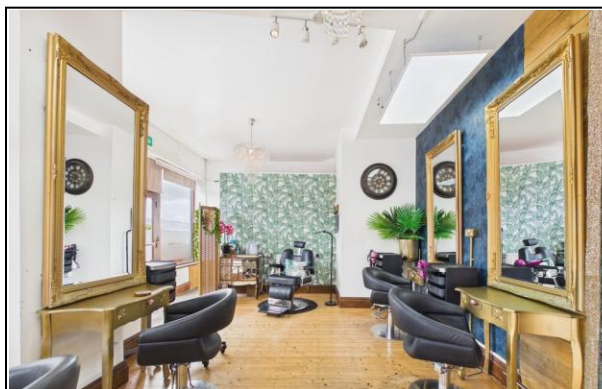
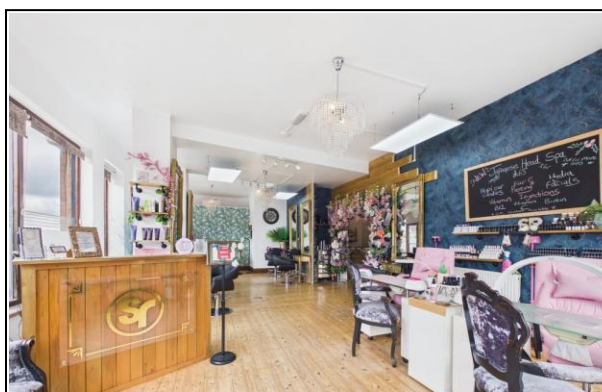
We are advised that the property can obtain Fibre to the Cabinet (FTTC)

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>



Warley Road & Dickson Road, Blackpool

TENURE

The property is **Freehold**

COUNCIL TAX (PER RESIDENTIAL 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.

12/06/2026



Warley Road & Dickson Road, Blackpool

