



Warbreck Drive, Bispham, Blackpool, FY2 9QY

Starting Bid £100,000

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

EPC for Flat 1

- For Sale by Online Auction
- 4 Self-Contained Flats w/ Full Planning
- Let To Long-Term Tenants Producing £18,568.68 P.A.
- Approx. 18% Gross Yield Based on the Guide Price
- Scope To Increase Rents and Enhance Capital Value
- Requires Modernisation
- Subject To Blackpool's Selective Licensing Scheme
- Main Bus Route Location

Warbreck Drive, Blackpool, FY2 9QY

For Sale by Online Auction with a Starting Bid of £100,000. Terms and Conditions Apply. See WebbMove for all the Auction Details.

High-Yield Investment Opportunity – Four Self-Contained Flats – Approx. 18% Gross Yield at Guide Price

A rare opportunity to acquire a substantial garden-fronted terraced property extending to approximately 1,700 sq ft, currently arranged as four self-contained flats, with full planning consent for use as four separate residential units. Offering immediate rental income and significant asset management potential, this is an excellent opportunity for investors seeking to add value.

The property is competitively priced for a prompt sale and currently generates a combined rental income of £18,568.68 per annum, representing an attractive approximate 18% gross yield based on the guide price. The current rents comprise:

Flat 1 – £398.84 PCM
Flat 2 – £350.87 PCM
Flat 3 – £398.84 PCM
Flat 4 – £398.84 PCM

The flats are occupied by long-term tenants, providing an established income stream from day one.

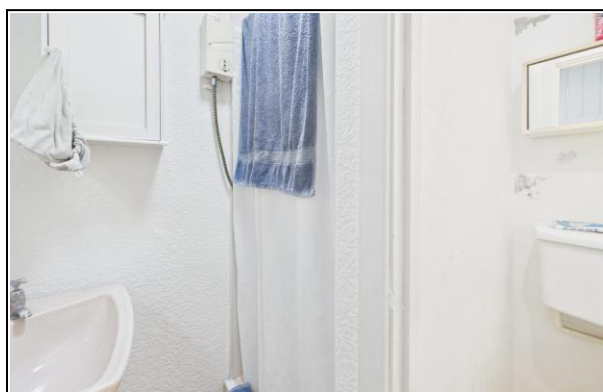
The building would benefit from a programme of refurbishment and modernisation, including electrical upgrades to enable the necessary Electrical Installation Condition Reports (EICRs) to be obtained. We understand Flat 4 has already undergone improvement works and is presented to a good standard, providing an indication of the standard that could be achieved throughout the remainder of the property.

With targeted investment, there is considerable scope to improve the accommodation, increase rental income in line with market levels and, in turn, enhance both the property's capital value and overall investment yield.

We understand the property falls within Blackpool's Selective Licensing Scheme and does not currently hold a licence. Prospective purchasers should satisfy themselves regarding the licensing requirements and any associated obligations.

Ideally situated on a main bus route, the property is just a short walk from Blackpool's picturesque Promenade and is conveniently located for a wide range of local amenities, including shops, supermarkets and other everyday conveniences.

An excellent opportunity for experienced landlords, developers and portfolio investors to acquire a fully let, income-producing multi-unit property with planning consent in place and substantial scope for future growth.



Warbreck Drive, Blackpool, FY2 9QY

ENTRY 4' 1" x 4' 0" (1.24m x 1.22m)

COMMUNAL HALLWAY 17' 10" x 3' 11" (5.44m x 1.19m)

FLAT 1

LOUNGE 12' 6" x 15' 10" (3.81m x 4.83m)

BEDROOM 11' 0" x 12' 8" (3.35m x 3.86m)

KITCHEN 11' 2" x 11' 3" (3.4m x 3.43m)

UTILITY ROOM 11' 3" x 12' 6" (3.43m x 3.81m)

BATHROOM 8' 10" x 3' 1" (2.69m x 0.94m)

FIRST FLOOR

FLAT 2

LOUNGE/BEDROOM 17' 3" x 12' 10" (5.26m x 3.91m)

KITCHEN 5' 7" x 12' 8" (1.7m x 3.86m)

BATHROOM 4' 11" x 4' 11" (1.5m x 1.5m)

FLAT 3

LOUNGE/BEDROOM 11' 3" x 12' 6" (3.43m x 3.81m)

KITCHEN 11' 3" x 4' 0" (3.43m x 1.22m)

BATHROOM 5' 2" x 4' 4" (1.57m x 1.32m)

SECOND FLOOR

FLAT 4

KITCHEN/LOUNGE 13' 5" x 10' 10" (4.09m x 3.3m)

BEDROOM 16' 11" x 7' 10" (5.16m x 2.39m)

BATHROOM 6' 5" x 2' 4" (1.96m x 0.71m)

TENURE

The property is **Freehold**

COUNCIL TAX (PER FLAT)

Band **A**

BROADBAND COVERAGE

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://www.ofcom.org.uk/mobile-coverage-checker>



Warbreck Drive, Blackpool, FY2 9QY

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.

10/07/2026



Ground Floor



Floor 1



Floor 2



Approximate total area⁽¹⁾
1686 ft²
156.5 m²

Reduced headroom
27 ft²
2.5 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

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

GIRAFFE 360