



Cocker Street, Blackpool, FY1 2BZ

Starting Bid £100,000

| Score | Energy rating | Current | Potential |
|-------|---------------|-------------|-------------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 72 C |
| 55-68 | D | 63 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

EPC for Flat 1

- For Sale by Online Auction
- 3 Self-Contained Apartments
- Rental Income c. £17,000 Per Annum
- Short Walk to Blackpool North Train Station
- Gross Yield Approx. 17%
- Close to Blackpool's Multi-Million-Pound Regeneration Project
- Long-Term Tenants
- Great Investment Opportunity

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Cocker Street, Blackpool

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

An excellent buy-to-let investment opportunity ideally positioned on Cocker Street, Blackpool, just moments from Blackpool North Train Station and within easy walking distance of Blackpool Town Centre. The town centre is the focal point of a multi-million-pound regeneration programme, making this a particularly attractive prospect for investors looking for both income and future growth.

The property comprises three self-contained flats, arranged as follows:

Ground Floor One-Bedroom Flat

First Floor Two-Bedroom Flat – recently improved

Second Floor Studio Flat – recently improved

The upper two flats have benefitted from improvement works, helping to enhance rental appeal and reduce immediate capital expenditure for a new owner.

The property currently generates approximately £17,000 per annum, offering a strong and reliable income stream. Based on the starting price, this represents an estimated gross yield of around 17%, making it a highly attractive addition to any investment portfolio.

With its prime central location, proximity to transport links, and the ongoing regeneration of Blackpool Town Centre, this is a compelling investment opportunity with both immediate returns and longer-term potential.

Early viewing is highly recommended.

N.B. We have not inspected the property recently and the photographs have been provided by the owners.

COVERAGE BROADBAND

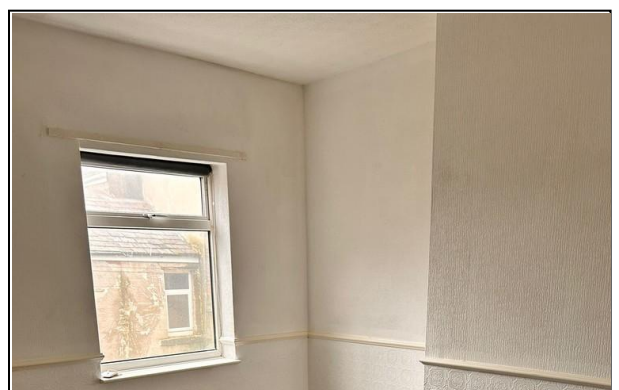
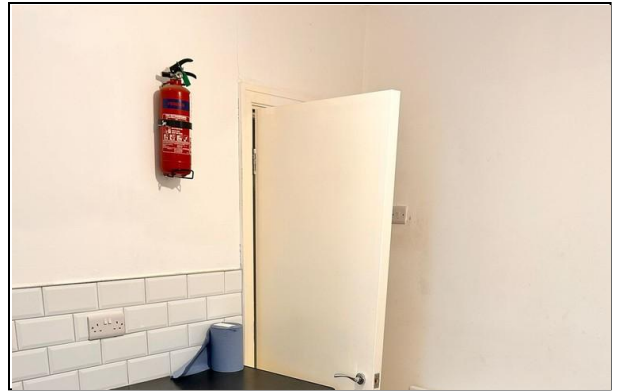
We are advised that the property can obtain Fibre to the Property (FTTP)

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>



Cocker Street, Blackpool

TENURE

The property is **Freehold**

COUNCIL TAX (PER FLAT)

Band "**A**"

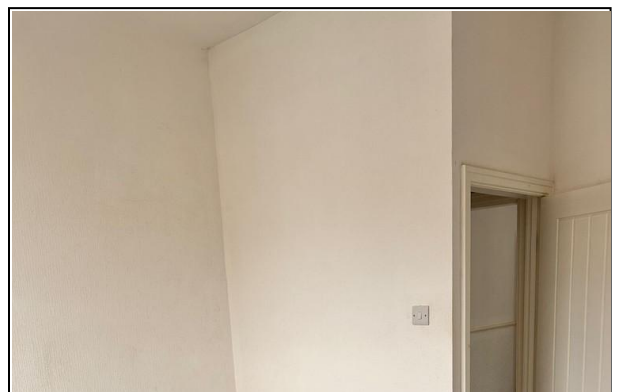
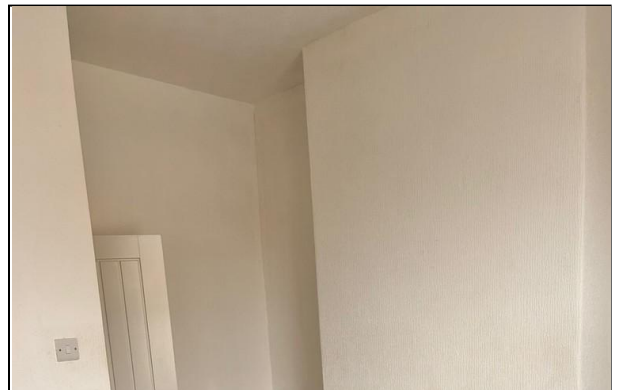
The average council tax charges for April 2010 - March 2013 are listed below, based on a household of two adults. The tax bands are based on the value of your property in 1991.

| 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.

29/01/2026



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