



**Northumberland Avenue, Blackpool, FY2 9SA**  
**Starting Bid £210,000**

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		<b>70 C</b>
55-68	<b>D</b>	<b>57 D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

EPC for one of the five flats

- Freehold Block of 5 Self-Contained Flats
- 1 x Two-Bedroom Flats & 4 x One-Bedroom Flats
- Fully Let Producing Approx. £28,000 PA
- Approx. 13% Yield at Starting Price
- Circa 2,000 sq ft Accommodation
- Fully Compliant Investment
- Popular North Shore Location
- Short Walk to the Promenade

# Northumberland Avenue, Blackpool

## Substantial Fully Let Block of 5 Flats – High Yielding Investment Opportunity

A rare opportunity to acquire a substantial freehold block comprising five self-contained flats, located in the popular residential area of North Shore. This ready-made investment is fully let, fully compliant, and generating an annual rental income of approximately £28,000, representing an attractive yield of around 13% based on the guide price.

Extending to approximately 2,000 sq ft, the property is arranged as one 2-bedroom flats and four 1-bedroom flats, all of which are currently tenanted, providing immediate income from day one.

The property is situated in the well-established North Shore residential area, just a short walk from the Promenade. Excellent tram and bus links nearby provide convenient access to all areas of the Fylde Coast, while a range of local shops, amenities, and services are close at hand, making the location consistently popular with tenants.

This is an ideal acquisition for buy-to-let investors seeking a strong yielding, fully operational asset with established rental income and potential for long-term capital growth.



## GROUND FLOOR

### COMMUNAL ENTRANCE

4' 4" x 4' 4" (1.32m x 1.32m)

### COMMUNAL HALLWAY

11' 1" x 4' 3" (3.38m x 1.3m)

## FLAT 1

### LIVING ROOM

12' 8" x 16' 10" (3.86m x 5.13m)

### KITCHEN

6' 6" x 12' 9" (1.98m x 3.89m)

### BEDROOM

8' 10" x 9' 8" (2.69m x 2.95m)

### BATHROOM

7' 1" x 7' 6" (2.16m x 2.29m)

## FLAT 2

### LIVING ROOM/KITCHEN

12' 9" x 17' 7" (3.89m x 5.36m)

### BEDROOM

7' 1" x 12' 1" (2.16m x 3.68m)

### BATHROOM

5' 3" x 5' 8" (1.6m x 1.73m)

# Northumberland Avenue, Blackpool

## FIRST FLOOR

### FLAT 3

#### **LIVING ROOM**

12' 8" x 11' 10" (3.86m x 3.61m)

#### **KITCHEN**

9' 6" x 4' 4" (2.9m x 1.32m)

#### **BEDROOM ONE**

10' 9" x 7' 7" (3.28m x 2.31m)

#### **BEDROOM TWO**

9' 8" x 8' 9" (2.95m x 2.67m)

#### **BATHROOM**

7' 8" x 4' 6" (2.34m x 1.37m)



### FLAT 4

#### **LIVING ROOM/KITCHEN**

14' 10" x 116' 6" (4.52m x 35.51m)

#### **BEDROOM**

11' 10" x 8' 4" (3.61m x 2.54m)

#### **BATHROOM**

4' 0" x 7' 10" (1.22m x 2.39m)

## **SECOND FLOOR**

### FLAT 5

#### **LIVING ROOM/KITCHEN**

11' 1" x 11' 7" (3.38m x 3.53m)

#### **BEDROOM**

11' 5" x 3' 9" (3.48m x 1.14m)

#### **BATHROOM**

5' 11" x 3' 11" (1.8m x 1.19m)

#### **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>



# Northumberland Avenue, Blackpool

## TENURE

The property is **Freehold**

## COUNCIL TAX (PER FLAT)

Band "**A**"

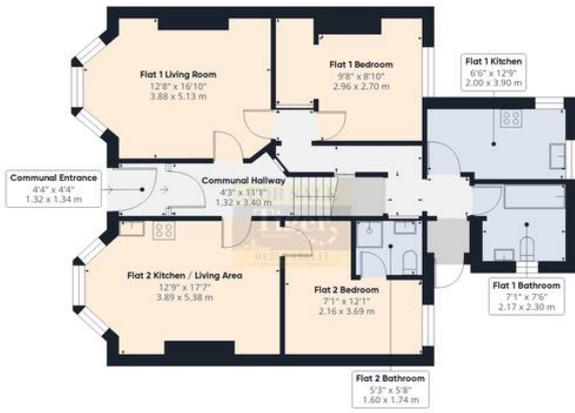
The average council tax charges for April 2010 - March 2013 are listed below, based on a household of two adults. The tax bands are based on the value of your property in 1991.

Valuation Band	Council Tax 2017/18	Council Tax 2018/19	Council Tax 2019/20
<b>A</b>	<b>£1104.47</b>	<b>£1170.70</b>	<b>£1218.16</b>
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**



Ground Floor



Floor 1



Floor 2



Approximate total area<sup>(1)</sup>  
 2161 ft<sup>2</sup>  
 200.7 m<sup>2</sup>  
 Reduced headroom  
 5 ft<sup>2</sup>  
 0.5 m<sup>2</sup>

(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.

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