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COMMERCIAL ESTATE AGENTS

227/229 Church Street, Blackpool, FY1 3PB

Specialists for over 50 years in the sale and valuation of businesses, hotels and all types of commercial properties.

NB: The particulars set out in these details do not form part of an offer of contract. Any intending tenant/purchaser must satisfy self by inspection or otherwise as to their accuracy. Neither Kays nor the vendor has any authority to make or give any representation or warranty in relation to this property.



Block of 6 Permanent Flats

Reference: 011704

Freehold Price: £395,000

22-24 Knowle Avenue, Blackpool, FY2 9RX

VIEWING STRICTLY BY PRIOR TELEPHONE APPOINTMENT THROUGH OUR OFFICE.

DESCRIPTION: Two adjoining mid terraced properties that have been combined and converted into 6 self-contained apartments. Located in a popular letting area of North Shore close to Queens Promenade in Bispham and the local shopping parade. The apartments provide 4 very large and spacious 2 bedroom units and 2 x 1 bedroom apartments. Parking for 6 cars and lawned garden area to rear. Individual gas central heating boilers and prepaid electric meters to all flats. Above average flats with viewing recommended. Gross rental income of £42,600 per annum.

ACCOMMODATION

GROUND FLOOR: Flat 1: Individual front door to vestibule; lounge; kitchen; double en-suite bedroom with shower and wc.

Flat 2: Lounge and diner; double bedroom with en-suite shower and wc; kitchen diner; double bedroom with en-suite shower and wc.

Flat 3: Lounge, diner, kitchen with staircase to lower ground floor double en-suite bedroom with over bath shower and WC; double bedroom with double glazed French doors to rear garden; utility room; under floor storage.

FIRST FLOOR: Flat 4: Lounge and diner; double bedroom; kitchen; double bedroom; bathroom with bath, step in shower and wc.

Flat 5: Lounge diner; double bedroom; kitchen; bathroom with bath, step in shower and wc; double bedroom.

SECOND FLOOR: Attic: Flat 6: Lounge/kitchen; bedroom with en-suite shower and wc.

EXTERIOR: Forecourt garden and blocked paved area with parking space, rear lawned garden and shrubs, timber store shed and parking for 4/5 cars.

BUSINESS: Flat 1: £475 per calendar month - LET

Flat 2: £625 per calendar month - LET

Flat 3: £675 per calendar month - LET

Flat 4: £650 per calendar month - LET

Flat 5: £675 per calendar month - LET

Flat 6: £450 per calendar month - LET

Total: £42,600 per annum.

SERVICES: All mains' services are connected, each flat has gas central heating with its own boiler (all electric to Flat 6), individual prepaid electric meters. Water supply paid by tenants.





