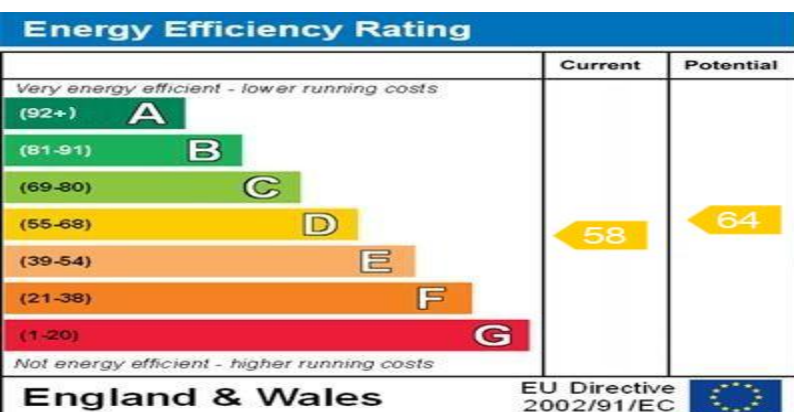




Church Street, Blackpool, FY1 3NX

Starting Bid £70,000



EPC for Flat 1

- For Sale by Online Auction
- Three Storey Property In Blackpool Town Centre
- Two S.C. 1 Bed Flats With Ground Floor Commercial Unit
- All Units Currently Let / £11,184 PA
- Lots of Scope for Rent Review
- Fully Compliant Investment
- Long Term Tenants
- Opportunity to Add Value

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

Church Street, Blackpool, FY1 3NX

For Sale by Online Auction with a Starting Bid of £70,000. Terms and Conditions Apply. See WebbMove for all the Auction Details. Two Flats & Commercial Unit - 16%* Yield!!

Three Storey Property In The Heart Of Blackpool Town Centre, Currently Laid Out As Two Self Contained One Bedroom Flats With A Separate Ground Floor Commercial Unit, All Of Which Are Currently Let to Long Term Tenants.

The Commercial Unit - Currently Let for £130 PCM

Flat 1 - £415 PCM

Flat 2 - £390 PCM

Total = £11,184 per annum / approximate 16% yield (based on the starting price/current rents which could be increased).

Offered with no onward chain, the property is ideally located close to local shops, schools and regular bus routes, with Blackpool town centre on the doorstep. The area is set to benefit from significant ongoing investment, with the multi-million-pound regeneration of the town centre focused on creating improved public spaces, attracting new businesses, supporting education and employment opportunities, and enhancing the overall visitor experience. This includes the Talbot Gateway development and the new Multiversity campus, alongside wider regeneration plans designed to bring further investment and footfall into the town.

The property is also within walking distance of Blackpool's wider Central regeneration area, including plans to transform the former Central Station site into a major leisure and entertainment destination. Proposals include new attractions, hotels, restaurants, event spaces and public areas, including an immersive Flying Theatre attraction, adding to the town's long-term appeal.

GROUND FLOOR RETAIL UNIT

FIRST FLOOR FLAT 1

KITCHEN/LIVING AREA 24' 3" x 12' 4" (7.39m x 3.76m)

BEDROOM 15' 9" x 9' 4" (4.8m x 2.84m)

BATHROOM 11' 9" x 6' 10" (3.58m x 2.08m)

SECOND FLOOR FLAT 2

LIVING ROOM 18' 1" x 12' 6" (5.51m x 3.81m)

BEDROOM 15' 9" x 9' 3" (4.8m x 2.82m)

KITCHEN 8' 9" x 6' 9" (2.67m x 2.06m)

SHOWER ROOM 2' 5" x 5' 6" (0.74m x 1.68m)

TOILET 2' 8" x 4' 1" (0.81m x 1.24m)



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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>

APPROXIMATE AGE OF THE PROPERTY

1930's

TENURE

The property is **Freehold**

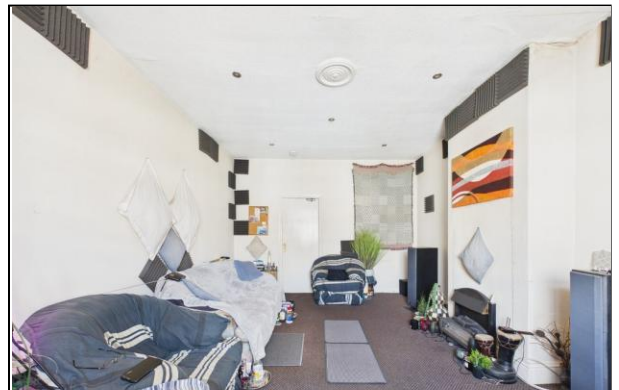
COUNCIL TAX (Per Flat)

Band A

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.

11/08/2026

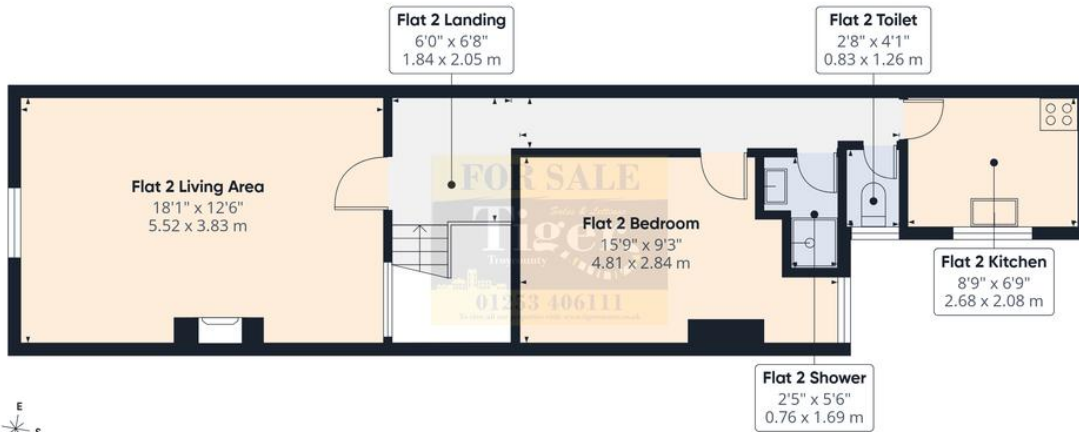


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Ground Floor

Approximate total area⁽¹⁾
1093 ft²
101.6 m²



Floor 1

(1) Excluding balconies and terraces

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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