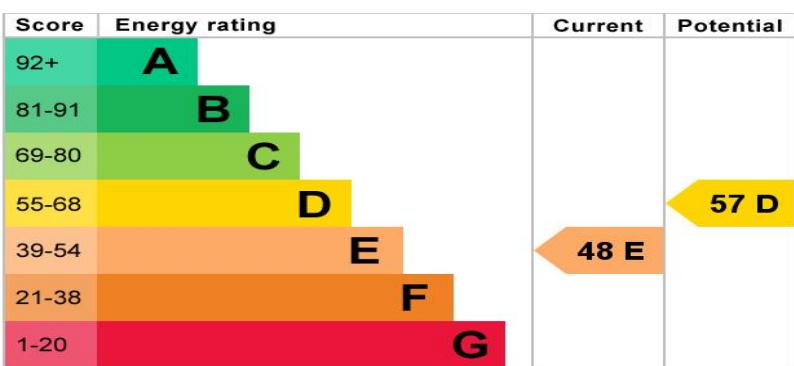




**Shaw Road, Blackpool, FY1 6HB**

**Starting Bid £75,000**



- For Sale by Online Auction
- Block of Two Apartments
- One Bed GF Apartment (Proj. Income £450 PCM)
- Three Bed FF Apartment (Producing £650 PCM)
- 16% Yield Based on Starting Price
- Sensibly Priced for Quick Sale
- Close to the Promenade
- Fast 28 Day Completion Available

One of the EPC's

**To view all of our properties visit [www.tigerestates.co.uk](http://www.tigerestates.co.uk)**

# Shaw Road, Blackpool

For Sale by Online Auction with a Starting Bid of £75,000. Terms and Conditions Apply. See WebbMove for all the Auction Details.

High-Yield Investment Opportunity – Two Flats – 16% Yield

Located on Shaw Road, Blackpool, just a stone's throw from the seafront, this block of two self-contained flats offers an excellent high-yield investment opportunity and is sensibly priced for a quick sale.

The accommodation comprises:

A three-bedroom flat, currently let at £650 PCM

A one-bedroom ground floor flat, with an estimated rental value of £450 PCM

Once fully let, the property is expected to generate a projected annual income of £13,200, equating to an approximate 16% gross yield based on the starting price - making this a particularly attractive proposition for yield-focused investors.

The coastal location remains popular with tenants, benefiting from strong rental demand due to its proximity to the seafront, promenade, local amenities, and transport links.

Offered at a realistic price to encourage early interest, this is an ideal addition to an existing portfolio or a strong entry-level investment for landlords seeking immediate and future income potential.

N.B. The photographs were taken prior to the tenancies. We strongly recommend viewing the property prior to proceeding, rather than relying solely on the photographs/particulars.



## GROUND FLOOR FLAT (VACANT)

### **KITCHEN/LIVING AREA**

**116' 3" x 18' 2" (35.43m x 5.54m)**

### **BATHROOM**

**6' 2" x 5' 8" (1.88m x 1.73m)**

### **BEDROOM**

**8' 8" x 12' 9" (2.64m x 3.89m)**

### **YARD**

## FIRST FLOOR FLAT (LET FOR £650 PCM)

### **LOUNGE**

### **KITCHEN**

### **BEDROOM ONE**

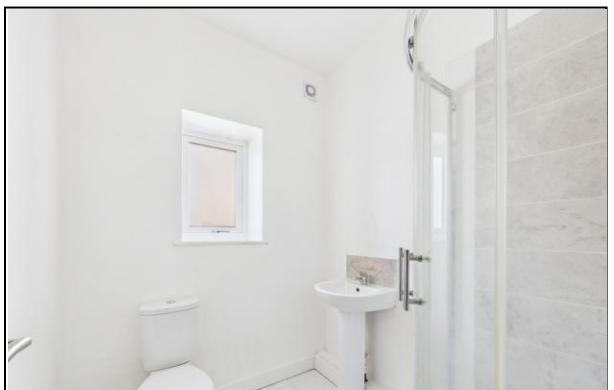
### **BEDROOM TWO**

# Shaw Road, Blackpool

## BEDROOM THREE



## BATHROOM ONE



## BATHROOM TWO

### 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>

### **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

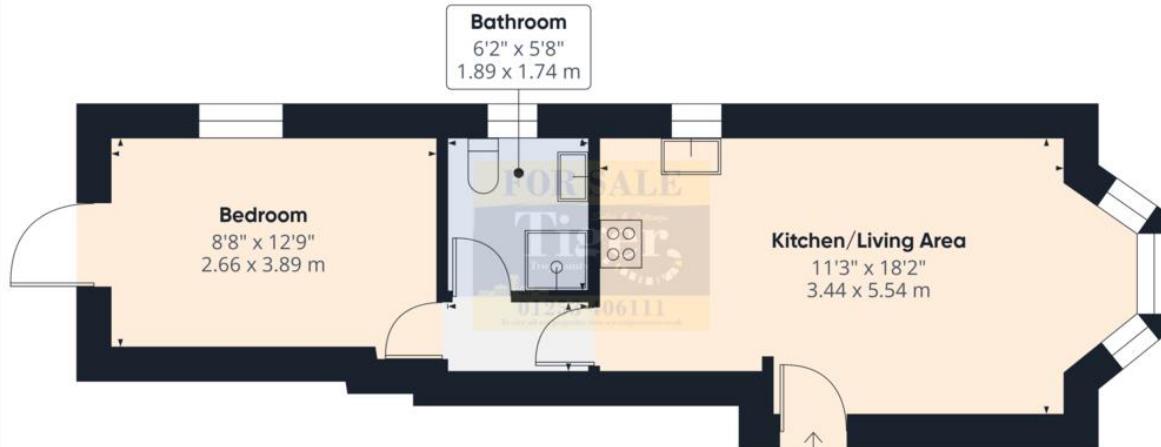
### **PLEASE NOTE**

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.

10/02/2026



# Shaw Road, Blackpool



Approximate total area<sup>(1)</sup>  
385 ft<sup>2</sup>  
35.9 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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