



Retail in FY3

Talbot Road, Blackpool, Lancashire, FY3 7BE

£85,000 Starting Bid

Tenure

Freehold

Allocated parking

Property features

- ✓ Investment Property Comprising an Empty Retail Unit & Separate Tenanted 2 Bedroom Self-Contained Flat
- ✓ Central, Blackpool
- ✓ Busy All Year-Round Trading
- ✓ When Fully Let Could Draw in the Region of £14,300
- ✓ In Good Order Throughout

Arrange a viewing

Lisa Neil
Branch Manager
Commercial National

0191 737 1154
commercial@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

For sale via secure sale online bidding - terms and conditions apply.

We are pleased to offer this Investment Property for sale.

This substantial 2 storey property comprises a Let Laundrette / Dry Cleaners and Separate vacant 2 Bedroom Self-Contained Flat.

The property is in good order throughout and needs to be viewed to be fully appreciated.

Please note we have not inspected this property.

Price: Starting Bid £85,000

Property Type: Retail

Business Type: Residential Investments

Parking: Allocated

Location

The subject property is ideally located along Talbot Road, verging onto Greenhill Place. Talbot Road is a large arterial road leading through Layton, past Blackpool North train station. The road consists of mixed commercial and residential premises and is just over half a mile from the famous Blackpool promenade.



Accommodation

Ground Floor

Open Plan Main Shop with UPVC cladded ceiling with concealed lighting and wrap around counter.

3-phase electricity

Rear Retail Area.

2 Storage Rooms.



REF: INV349M

Separate Entrance to the rear with staircase leading to:

First Floor Flat

Hallway.

Lounge / Dining Area with feature fireplace.

Master Bedroom.

Single Bedroom.

Fitted Kitchen with wall and base units leading to Roof Top Terrace.

Bathroom comprising 4-piece suite with Bath, Shower Cubicle, Sink and Toilet.

EXTERIOR; Roof Top Terrace accessed by the flat. Toilet. Single Garage.

Business

The empty retail unit is currently being offered at a rent of £6,500 per annum. The flat is currently let and draws a rent of £650 pcm.

The property when fully let could draw in the region of £14,300 per annum



Tenure

Freehold.Title number LAN263726



Rateable value

The adopted rateable value is £2,500 as of 1st April 2023. Sourced from VOA



Council tax

Band A



EPC

Available upon request (rating C)

Additional information

For further information please contact our office directly on 0191 737 1154, or alternatively via e-mail on commercial@pattinson.co.uk. With regards to viewing subject property, this is to be done strictly by appointment.





Talbot Road, Blackpool, Lancashire, FY3 7BE

Contact your local branch today for more information on this property:

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