



Retail in FY1

Lytham Road, Blackpool, Lancashire, FY1 6EX

£200,000 Starting Bid

Tenure

Freehold

Off Street parking

Property features

- ✓ Investment Property Comprising of 3 x Ground Floor Retail / Catering Units and 3 Let
- ✓ Mixed Use Property
- ✓ Central Blackpool
- ✓ Busy All Year-Round Trading
- ✓ Substantial 2 Storey Corner

Arrange a viewing

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Branch Manager
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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

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

We are delighted to offer this Investment Property for Sale.

This substantial 2 storey property comprises of 3 ground floor retail / catering units and 3 let 2-bedroom flats above.

Two of the ground floor units are currently being leased as catering / cafes and the third unit is vacant and would be suitable for a number of uses.

The retail / catering units are substantial in size, and all have additional basement / storage areas.

The first-floor flats are all currently let on Shorthold Tenancy Agreements.

There is also a parking area for at least 3 cars to the side of the building

Please note we have not inspected this property.

Price: Starting Bid £200,000

Property Type: Retail

Business Type: Residential Investments

Parking: Off Street

Location

These properties are situated on Lytham Road, Blackpool, Lancashire. The properties are located close to Blackpools South Pier. The properties are also located just behind the famous Blackpool Pleasure Beach. With lots of many local amenities close by.



Accommodation

248 LYTHAM ROAD (Lytham Road Catering and Sandwich Shop) (Approx. 863.24 sq. ft.)

Main Entrance leading to

Open Plan Café Area with tables and seating for guests, laminate flooring suspended ceiling with concealed lighting, refrigerated display counter

Large Open Plan Kitchen to the rear of the display counter with a wide range of commercial catering equipment.

Hallway with storage area leading to:

Storeroom.

Bathroom with Toilet and Sink.

Doorway leading to:

Enclosed Gated Yard to rear of property.



Accommodation

244 LYTHAM ROAD (CJ's Snack Box):

Ground floor (Approx. 1,243.85 sq. ft.)

Main Entrance leading to

Open Plan Café Area with tables and seating for guests, laminate flooring, suspended ceiling with concealed lighting, refrigerated display counter, oven and fridge behind counter.

Kitchen with a range of commercial catering equipment, stainless steel sinks and fridges.

Staircase leading to:

Lower Ground Floor

2 x Storage Rooms.

Bathroom with Sink, Toilet and Bath.



246 LYTHAM ROAD (Recently Vacated) (Approx. 993 sq. ft.)

Main Entrance Leading to:

Open Plan Retail Area with wood panelled flooring, suspended ceiling and concealed lighting and wooden panelled counter.

Hallway leading to:

Bathroom with Toilet and Sink.

Storage Room leading to staircase to:

Lower Ground Area.

Storage Room which was previously used as a kitchen.

There is also a door to each that leads to the enclosed, gated, yard area at the rear

Accommodation

242A, B, and C LYTHAM ROAD

Separate Entrance to Side of Property leading to:

Communal hallway with staircase

FIRST FLOOR

Flat 1

Main Entrance leading to:

Lounge.

Kitchen with fitted wall and base units.

Double Bedroom.

Bedroom.

Bathroom with 3-piece suite comprising bath, toilet and sink.

Flat 2-

Main Entrance leading to:

Lounge.

Kitchen with fitted wall and base units.

Double Bedroom.

Bedroom.

Bathroom with 3-piece suite with toilet, sink and bath.



Accommodation

Flat 3

Main Entrance leading to:

Lounge with laminate flooring and dual aspect windows.

Kitchen with fitted wall and base units and tiled walls.

Double Bedroom

Double Bedroom

Bathroom with 3-piece suite comprising sink, toilet and bath.

EXTERIOR; Roof Terrace Area outside flats.



Tenure

Freehold. Title number LA544320



Rateable value

The adopted rateable value of 242 -244 is £4,750 as of 1 April 2023.

The adopted rateable value of 246 is £5,100 as of 1 April 2023.

The adopted rateable value of 248 is £5.300 as of 1 April 2023

All sourced from VOA



VAT

We are advised VAT is applicable on this property.

EPC

Available upon request (Rating A)



Additional information

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





Lytham Road, Blackpool, Lancashire, FY1 6EX

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

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