



## Residential Portfolio in FY1

Promenade, Blackpool, Lancashire, FY1  
5DL

**£32,500** Starting Bid

Tenure

**Leasehold**

## Property features

- ✓ Second Floor with Sea View
- ✓ Central Promenade, Blackpool
- ✓ Investment Property Comprising a Self-Contained Holiday Studio Apartment
- ✓ 5mins to Tram Station, Bus Station & Beach
- ✓ 7mins to McDonald's, Starbucks,

## Arrange a viewing

Lisa Neil  
Branch Manager  
Commercial National

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0191 737 1154  
commercial@pattinson.co.uk

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

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

On Behalf of Pattinson Auctions Kenricks are pleased to offer this Investment Property comprising a second floor Self-Contained Holiday Studio Apartment for Sale.

This second floor apartment is situated within The Lynton Apartments in a prominent position on Blackpool's Central Promenade, ideally situated close to Central Pier, Pleasure Beach and Town Centre amenities.

The apartment is one of 11 apartments within this three-storey promenade property operating as Holiday Apartments / Service Accommodation and benefits from having a superb sea view.

Viewing is Recommended.

Please note we have not inspected this property.

Price: Starting Bid £32,500

Property Type: Residential Portfolio

Business Type: B & B's

Parking: None

## Location

This second floor apartment is situated within The Lynton Apartments in a prominent position on Blackpool's Central Promenade, ideally situated close to Central Pier, Pleasure Beach and Town Centre amenities.



## Accommodation

Communal Entrance leading to:  
Hallway  
Internal Staircase

Second Floor  
Apartment 8

Main Entrance leading to:  
Small Entrance Area.

Open Plan Lounge / Bedroom / Diner / Kitchen with fitted wardrobes and fold down double bed, and a patio door opening to a Juliet Balcony with sea view. The Kitchen has fitted wall and base units and a breakfast bar.

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



## Agent Notes

The property is double glazed and has electric heating.

Service charge is £600

Sale subject to the fees, terms and conditions of Pattinson Auctions.



## Business

Seaview double bed achieves £120+ per night on weekend



## Tenure

999 year leasehold from 2022, title number LAN275047.



## Council Tax

Band A.

## EPC

Rating D, full report available on request.

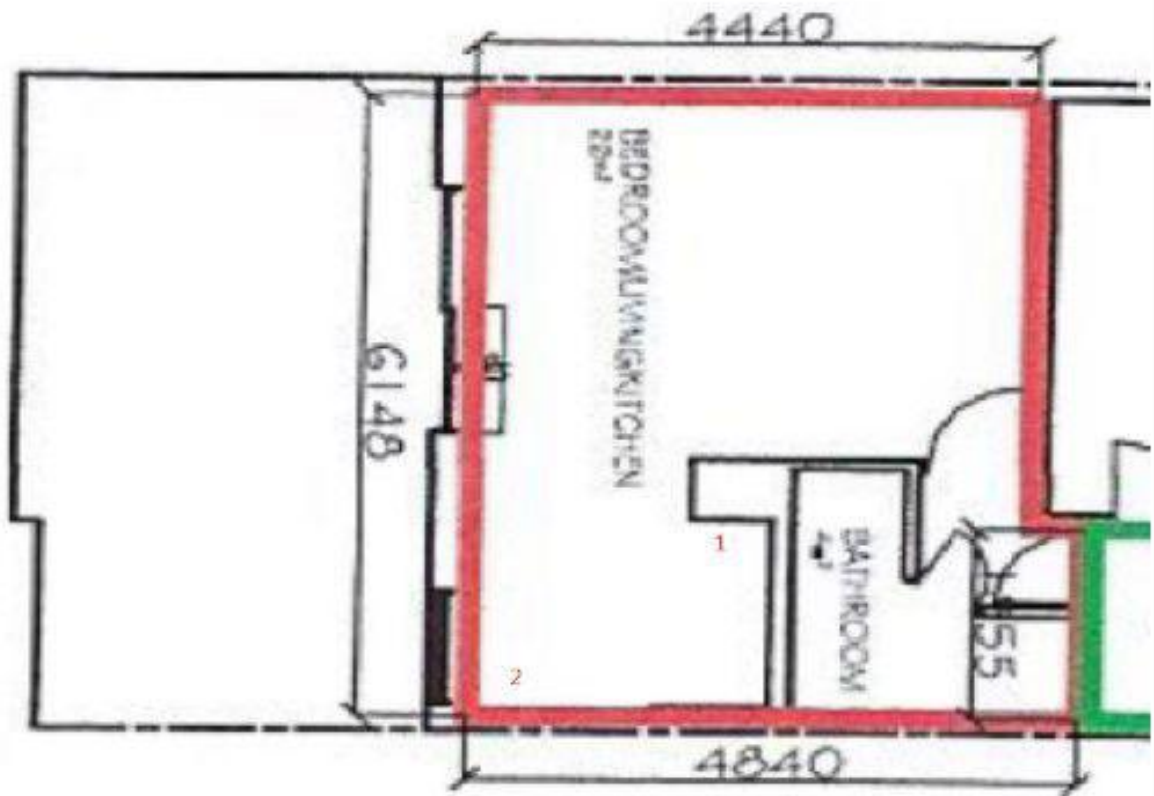


## Additional Information

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



## SECOND FLOOR LAYOUT



Promenade, Blackpool, Lancashire, FY1 5DL

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

**Keith Pattinson Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0191 737 1154 ,  
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