

Commercial Development in FY3

Whitegate Drive, Blackpool, Lancashire, FY3 9AL

£180,000 Starting Bid

Tenure

Freehold

Allocated parking

Property features

- Investment Property Comprising Nail / Beauty Salon and Separate 3 Bedroom Self-Contained
- Central, Blackpool
- Busy All Year-Round Trading
- Substantial 2 Storey Property
- Total Annual Income £ 19,200

Arrange a viewing

Lisa Neil
Branch Manager
Commercial National

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- Flexible viewing slots
- Accompanied viewings

Description

Sold via Secure Sale online bidding. Terms & Conditions apply

We are delighted to offer this secure Investment Property for sale.

This substantial 2 storey property comprises an immaculate Nail / Beauty Salon and Separate 3 Bedroom modern, stylish Maisonette.

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

Ground Floor (approx. 790 sq ft)

Main Salon Area (approx.244 sq ft) with spot lighting and wood laminate flooring throughout.

Steps Leading to:

Hairdressing Area (approx. 188 sq. ft)

Treatment Room 1 (approx.150 sq ft)

Treatment Room 2 (approx. 65 sq ft)

Mixing Room (approx.14 sq ft)

Kitchen (approx.92 sq ft)

Toilet.

Lower Ground Floor

Storage

48a Whitegate Drive

First Floor

Vestibule

Hallway.

Fitted Kitchen with wall and base units.

Lounge / Dining Area

Laundry Room

2 Double Bedrooms.

Bathroom comprising double shower, wash basin, toilet and vinyl flooring.

Steps leading to:

Second Floor

Master Bedroom with en-suite shower room.

Utility Cupboard

EXTERIOR; Yard to rear of salon. Forecourt Car parking for 3 motor vehicles.

AGENTS NOTES: The retail unit has double glazing, electric heating and an L2 Fire Alarm System installed. The Maisonette has double glazing and gas central heating.

BUSINESS: We have been informed that the nail / beauty salon is currently let at a rent of £650 pcm to a long term tenant, the Maisonette is currently occupied at a rent of £950 pcm. Total potential income with a rental uplift is £21,500 per annum.

Price: Starting Bid £180,000

Property Type: Commercial Development

Business Type: Residential Investments

Parking: Allocated

Description

This substantial 2 storey property comprises an immaculate Nail / Beauty Salon and Separate 3 Bedroom modern, stylish Maisonette.



Location

Central, Blackpool, Located On Whitegate Drive.



Tenure

Title number
LAN13460 - Freehold



EPC's

Rating - B & C



Additional Information

For further information please contact our office direct on 0191 737 1154, or alternatively via e-mail on commercial@pattinson.co.uk. With regards to viewing the subject property, this is to be done strictly by appointment through Keith Pattinson Commercial department. Please contact us to arrange an internal inspection, or to register your interest.





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

Keith Pattinson Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0191 737 1154 , commercial@pattinson.co.uk, www.pattinson.co.uk

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