



Commercial Development in FY1

34 And 36 Queen Street , Blackpool,
Lancashire, FY1 2AX

£650,000 Starting Bid

Tenure

Freehold

Allocated parking

Property features

- ✓ Investment Property Comprising 3 Retail Units & 8 Self Contained
- ✓ Town Centre, Blackpool
- ✓ Substantial 3 Storey Property
- ✓ Excellent All Year Round Location
- ✓ Close to New Holiday Inn and Town Centre Regeneration Area

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 Online Auction. Fee's Apply.

We are delighted to offer this Investment Property comprising 3 retail units and 8 Self Contained Flats for Sale.

This substantial 3 storey property is situated in the heart of Blackpool's regeneration area being close to the Blackpool North train station, New Holiday Inn and Town Centre Amenities and Entertainments.

The listing comprises a block of 6 self contained flats, 3 separate retail units and an additional 2 self contained flats.

Viewing highly recommended

1a/1b Dickson Road

Ground Floor.

UPVC Entrance leading to an Open Plan Shop with suspended ceiling and laminated flooring.

Stairwell to Basement.

1 Dickson Road and 34 Queen Street

Ground Floor.

Double Entrance Door leading to a well presented Takeaway premises with laminate flooring and mixed seating for 20 customers.

Stairwell to Basement.

3a Dickson Road

Ground Floor.

Double Entrance Door leading to a well presented Takeaway premises with tiled flooring and upholstered seating for 10 customers.

Stairwell to Basement.

36 Queen Street

Separate entrance

Stairs leading to:

First Floor

Flat 1

Lounge / Diner

Kitchen.

Bedroom

Shower and Toilet.

Entrance

Stairs leading to:

Second Floor

Flat 2

2 Bedrooms

Lounge

Kitchen / Diner

Shower and Toilet.

3 Dickson Road

Separate entrance leading to:

Ground Floor

Hallway

Flat 6

Kitchen / Diner

Utility Room

Bedroom

Shower and Toilet

First Floor

Flat 1

Studio

Kitchen.

Shower and Toilet.

Flat 2

Lounge

Kitchen

Bedroom

Shower and toilet.

Flat 3

Lounge / Kitchen / Diner

2 x Bedrooms

Shower and Toilet

Second Floor

Flat 4

Lounge

Kitchen

2 x Bedrooms

Shower and Toilet

Flat 5

Lounge

Kitchen

Bedroom

Shower and Toilet

Exterior:

Enclosed courtyard to the rear of 3 Dickson Road, flat 6.

Business:

1 Dickson Road/34 Queen Street -

Let on a secure lease at a rent of £11,000 per annum.

1a/1b Dickson Road -

Currently vacant with an advertised rent of £10,500 per annum.

3a Dickson Road -

Let on a secure lease at a rent of £6,000 per annum.

3 Dickson Road and 36 Queen Street -

We are informed that 7 of the 8 self-contained flats are currently let.

The total annual income when fully let is £73,939

AGENTS NOTES: All self contained flats are electric only. The 6 self-contained flats in 3 Dickson Road have individual electric supplies. The 2 self-contained flats in 36 Queen Street have metro meters installed which provide electricity direct from the landlord's supply

Price: Starting Bid £650,000

Property Type: Commercial Development

Business Type: Residential Investments

Parking: Allocated

Description

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Location

Situated in the heart of Blackpool's regeneration area being close to the Blackpool North train station, New Holiday Inn and Town Centre Amenities and Entertainments.

Tenure

Title number
LA713276 - Freehold

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 is to be done strictly by appointment.



34 And 36 Queen Street , Blackpool, Lancashire, FY1 2AX

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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