



Commercial Development in FY1

Crystal Road, Blackpool, Lancashire, FY1 6BS

£410,000 Starting Bid

Tenure

Freehold

Off Street parking

Property features

- ✓ 14 Self Contained Permanent Flats
- ✓ South Shore, Blackpool
- ✓ Close to Promenade, Entertainments & Amenities
- ✓ 2 Storey Double Fronted Detached Property
- ✓ Income £78,780 per annum

Arrange a viewing

Lisa Neil
Branch Manager
Commercial National

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

For sale via auction - fees, terms and conditions apply.

On behalf of Pattinson Auctions, Kenricks are pleased to offer these 14 Self-Contained Permanent Flats for sale.

This two storey double fronted detached property is situated in South Shore, Blackpool being close to the Promenade, entertainments and amenities.

The majority of the flats are tenanted. Priced to sell with a potential yield of 17.5%

Please note we have been advised that since the EPCs were carried out the vendors have installed internal wall insulation, loft insulation and storage heaters, therefore the current ratings do not reflect accurately the current energy efficiency of the properties.

Viewing recommended.

Please note we have not inspected this property.

Price: Starting Bid £410,000

Property Type: Commercial Development

Business Type: Residential Investments

Parking: Off Street

Location

This two storey double fronted detached property is situated in South Shore, Blackpool being close to the Promenade, entertainments and amenities.

Accommodation

Ground Floor

Communal Entrance leading to:

Vestibule

Hallway

Flat 1

Lounge / Kitchen

1 Bedroom

Bathroom comprising shower, toilet and washbasin.

Flat 2

Lounge / Kitchen

1 Bedroom

Bathroom comprising shower, toilet and washbasin.

Flat 2a

Lounge / Kitchen

1 Bedroom.

Bathroom comprising shower, toilet and washbasin.

Flat 3

Lounge / Kitchen

1 Bedroom

Bathroom comprising shower, toilet and washbasin.

Flat 6

Lounge / Kitchen

1 Bedroom.

Bathroom comprising shower, toilet and washbasin.

Accommodation - First Floor

First Floor

Flat 4

Lounge / Bedroom / Kitchen

Bathroom comprising shower, toilet and washbasin.

Flat 4a

Lounge / Kitchen

1 Bedroom.

Bathroom comprising shower, toilet and washbasin.

Flat 5

Lounge / Bedroom / Kitchen

Bathroom comprising shower, toilet and washbasin.

Flat 7

Lounge / Bedroom / Kitchen

Bathroom comprising shower, toilet and washbasin.

Flat 8

Lounge / Bedroom / Kitchen

Bathroom comprising shower, toilet and washbasin

Flat 9

Lounge / Bedroom / Kitchen

Bathroom comprising shower, toilet and washbasin.

Flat 10

Lounge / Kitchen

1 Bedroom.

Bathroom comprising shower, toilet and washbasin.

Flat 11

Lounge / Bedroom / Kitchen

Bathroom comprising shower, toilet and washbasin.

Flat 12

Lounge / Bedroom / Kitchen

Bathroom comprising shower, toilet and washbasin.

EPCs

Flat 1 - D
Flat 2 - E
Flat 2a - E
Flat 3 - D
Flat 4 - C
Flat 4a - E
Flat 5 - D
Flat 6 - E
Flat 7 - D
Flat 8 - C
Flat 9 - C
Flat 10 - D
Flat 11 - D
Flat 12 - D

Please note we have been advised that since the EPCs were carried out the vendors have installed internal wall insulation, loft insulation and storage heaters, therefore the current ratings do not reflect accurately the current energy efficiency of the properties.

Exterior

Enclosed Garden to the rear. Car park to the side and rear providing parking for 8 motor vehicles.

Agent Notes

The property is double glazed and has an L2 Fire System installed.
Each flat has its own electric Metro Meter installed.
Flats 2a and 3 have gas central heating and pay for their own supply, the remaining flats have electric heating.
The landlord pays the water rates.
The property has loft insulation and internal wall insulation.
Sale subject to the fees, terms and conditions of Pattinson Auctions.

Business

When let flats 1, 2, 2a and 3 draw £500 pcm.
Flats 4, 4a, 7, 8 and 11 draw £450 pcm
Flats 5 draws £480 pcm
Flat 6 draws £455 pcm
Flat 9 and 12 draw £430 pcm
Flat 10 draws £520 pcm
Annual income when fully let is £78,780 per annum

Tenure

Freehold, title numbers LA489509 and LA916333.

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.

Crystal Road, Blackpool, Lancashire, FY1 6BS

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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