

retail in FY4

Station Terrace, Blackpool
Lancashire, FY4 1HT

£170,000 Starting Bid

- ✓ Three storey four floor property
- ✓ Ground floor A1 retail unit
- ✓ 5x self contained flats to upper floors
- ✓ Retail and 3x flats tenanted
- ✓ Current annual income of £18,000
- ✓ Potential annual income of £28,920

PATTINSON
AUCTION



Summary

- Property Type: Retail - Parking: None Price: £170,000

Description

FOR SALE BY ONLINE AUCTION: terms and conditions apply.

We are pleased to offer to auction this substantial three storey, four floor property, located along Station Terrace, Blackpool. To the ground floor is an A1 retail unit, currently tenanted by a dog grooming salon. To the upper floors are five self-contained flats; all flats are central heated and each flat has a digital coin operated meter for electricity. Three out of five flats are currently tenanted (two are vacant), so combined with the retail unit the property currently achieves an annual rental income of £18,000. When fully let, the property has potential for £28,920 per annum.

Please note that we have not inspected this property.

Accommodation

GROUND FLOOR (commercial accommodation)

Let to a dog grooming business. NIA approx. 38sqm (408sqft)

Separate entrance leading to residential flats

Boiler room

GROUND FLOOR (residential accommodation)

Flat four:

Lounge/kitchen

Bedroom

Bathroom comprising 3 piece suite with shower over bath

LOWER GROUND FLOOR

Cellar/storage area

FIRST FLOOR

Flat one:

Lounge/diner

Galley-style fitted kitchen

Bedroom one

Bedroom two

Bathroom comprising 3 piece suite with shower fitment

Flat five:

Open plan lounge/kitchen

Bedroom

Shower and toilet

SECOND FLOOR

Flat two:

Lounge

Fitted kitchen

Bedroom one

Bedroom two

Bathroom comprising 3 piece suite

Flat six:

Open plan lounge/kitchen

Bedroom

Shower and toilet

EXTERNAL

Yard to rear.

Lease Details

The ground floor commercial unit is let to a dog grooming salon for £2,400 per annum on a renewable 3 year lease. Three out of the five flats are tenanted at the below rents.
Flat one: £120 per week
Flat two: vacant, but can achieve £120 per week
Flat four: £90 per week
Flat five: vacant, but can achieve £90 per week
Flat six: £90 per week
The current total annual income is £18,000.

Tenure

Freehold. Title number LA651082.

Rateable Value

The adopted rateable values are as follows:
7 Station Road: £1,150
8a Station Road: £1,125
As of 1st April 2017. Sourced from VOA.

EPC

All residential EPCs are available upon request.
We currently await a copy of the commercial EPC.

Additional Information

For further information please contact our office direct on 0191-425-1507, 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.



Station Terrace, Blackpool, Lancashire, FY4 1HT

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

2 Hill Street , Gateshead, Tyne & Wear, NE8 2AS, Tel: 0191 737 1154, Fax: 0191 222 0314, www.pattinson.co.uk

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