

FOR SALE

73 WATERLOO ROAD
BLACKPOOL
LANCASHIRE
FY4 1AD

- 3 SHOPS PLUS- 3 BED & 2 BED MAISONETTE
- EST. TRADING LOCATION FOR SHOPS
- FULLY REFURBISHED MAISONETTES 09/10
- CORNER POSITION / IMMAC APPOINT
- VIEWING ESSENTIAL

PRICE: £195,000 **REDUCED**



Duxburys
Commercial

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WATERLOO ROAD BLACKPOOL

DESCRIPTION

An outstanding opportunity to purchase an imposing corner property fronting the busier part of Waterloo Road. Arranged as 2 shops on the Waterloo Road frontage and 1 shop on Hill Street (which is presently let) these shops should prove popular for letting for the foreseeable future. The 3 Bed and 2 Bed maisonettes to the 1st and 2nd floors are quite outstanding in terms of their appointment. New high spec. kitchens and bathrooms accompanied by large living spaces make these excellent letting units or very possibly separately mortgageable households- post deed separation

GROUND FLOOR

Entrance to Shop 1 with corner aspect over Waterloo Road with suspended ceiling - size approximately 250 sq ft with additional storage to the rear appx 63 sq ft with kitchenette and W/C. SHOP 2 fronting Waterloo Road with suspended ceiling – size approximately 200 sq ft with rear space appx 30 sq ft utilising W/C and kitchenette to the rear. SHOP 3 Fronting Hill St. approximately 400 sq ft currently let as second hand goods shop with storage W/C

FIRST FLOOR

APARTMENT 1 – Access from the ground floor to extensive KITCHEN appointed to a high specification with modern fitted units in size extending appx. 13' x 13' – MAIN LOUNGE approximately 17' 02 x 13' 05— BEDROOM/Box Room 1 - 9' 05x 5' 01 – SECOND FLOOR – BEDROOM 2- 13'06 x 13' 07—BEDROOM 3 13' 04 x 13' 06—BATHROOM with new 3 piece suite 10' 07 x 6' 10

Second Floor

APARTMENT 2 – Lounge appx. 19' 06 x 11' 11—Kitchen with newly fitted units appx. 12' 04 x 11' 03--- BATHROOM with 3 piece suite 11' 09 x 5' 09 --- BEDROOM 1 14' 00 x 10' 04--- BEDROOM 2 11' 00 x 8' 03

Each flat has its own boiler- own gas meter and own Electric meter. The property has double glazing Hill Street SHOP 3 is presently let at £60.00 pw Exterior: Side parking for 1 motor vehicle

VAT

All prices quoted arte exclusive of Vat but may however be subject to VAT at the prevailing rate.

VIEWING ARRANGEMENTS

Strictly via prior appointment through Duxburys Commercial on 01253 316919.

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