

FOR SALE

112 & 112a HIGHFIELD ROAD
BLACKPOOL
LANCASHIRE
FY4 2JF

- GROUND FLOOR SHOP & FIRST FLOOR FLAT
- GROUND FLOOR IS LET TO A TENANT
- SEPARATELY ACCESSED TWO BEDROOM FLAT
- RENTAL INCOME POTENTIAL: £12,000 PA EXC IF FULLY LET & FLAT REFURBISHED
- STRONG TRADING LOCATION WITH PASSING TRADE

ASKING PRICE: OFFERS OVER £110,000



Duxburys
Commercial

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HIGHFIELD ROAD, BLACKPOOL

LOCATION

This mixed use property occupies a strong trading location on Highfield Road which is the main thoroughfare and shopping area. Highfield Road is surrounded by dense residential locations which in turn feed the high street. There is a wealth of passing pedestrian and vehicle trade.

DESCRIPTION

This investment property sale comprises:

- Ground floor tenanted shop
- Separately accessed (from the front) two bedroom flat, the flat is in need of a full refurbishment
- Rental income potential if fully let £12,000 pa
- This is a strong commercial/residential investment opportunity, comprising a prime located property producing to produce a rental income
- Copy of lease available on request, subject to seller approval.
- Viewings highly recommended by appointment

ACCOMMODATION / RENT

GROUND FLOOR SHOP:

Approximate area: 590 sq ft
Rental Income: £6,000 pa exc

FIRST FLOOR

Flat Accommodation:

Lounge, Kitchen, double Bedroom, single Bedroom, Bathroom

Condition: Dated and in need of a full refurb.

Rental potential when refurbished and let out: approx £6,000 pa

BUSINESS RATES/COUNCIL TAX

RV: TBC
Council Tax: TBC

EPC RATING

TBC

VAT

All prices quoted do not include VAT but may however be subject to VAT at the prevailing rate

VIEWINGS

Strictly via prior appointment through Duxburys Commercial on 01253 316919 Option 1.

Disclaimer/ Planning Disclaimer

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(1) These particulars are provided merely as a general guide to the property. They are not and shall not hereafter become part of any other contract.

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(5) Nothing in these particulars should be deemed to be a statement that the property is in good condition or that any of the facilities are in working order.

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