92-94 Beach Road
Thornton-Cleveleys

REF: INV442L



- **Investment Property Comprising Leased Tanning Salon and 6 Self Contained Flats**
- **Cleveleys, Lancashire**
- **Close to Town Centre, Promenade, and Entertainments**
- **Desirable Residential Location**
- **Tanning Salon and Flats Currently Draw an Income of £41,604 per annum**
- **Potential to Increase Income**
- **Viewing Highly Recommended**

DESCRIPTION: ** FOR SALE BY ONLINE AUCTION ** On behalf of Pattinson Auctions, Kenricks are pleased to offer this Investment Property comprising a Leased Tanning Salon and 6 Self Contained Flats for Sale.

This substantial double fronted property is situated in the busy all year-round trading location of Beach Road in the popular Town of Cleveleys, close to the Promenade and amenities.

The Salon and Flats currently draw a generous income of £41,604 per annum, with potential to increase this with cosmetic renovations to flats.

Viewing highly recommended.

Tanning Salon

Entrance leading to Stylish Reception Area, with counter desk and leather seating for customers.
Hallway leading to:
4 Sunbed Rooms.
2 Sun Shower Rooms.
Toilet.
Room (was kitchen area).

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Self Contained Flats
Ground Floor

Entrance leading to Hallway.
Meter Room

Flat 1
Open plan Lounge/Fitted Kitchen.
Bathroom comprising 3-piece suite.
Bedroom.



First Floor

Flat 2
Open Plan Lounge/Fitted Kitchen.
Bathroom comprising 3-piece suite.
Bedroom.

Flat 3
Lounge leading to Fitted Kitchen.
Bedroom 1.
Bedroom 2.
Shower and Toilet.

Flat 4
Lounge leading to Fitted Kitchen,
Bedroom 1.
Bedroom 2.
Bathroom comprising 3-piece suite with shower over bath.

Second Floor

Flat 5
Lounge leading to Fitted Kitchen.
Bedroom 1.
Bedroom 2.
Shower and Toilet.

Flat 6
Lounge leading to Fitted Kitchen.
Bedroom 1.
Bedroom 2.

Bathroom comprising 3-piece suite.

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Business: The tanning salon has a 10-year lease in place as of August 2021 and draws £700 per calendar month rent.
We are informed that Flat 1 and Flat 2 each draw £398.00 per calendar month. Flat 3 and 4 each draw £520.00 per calendar month. Flat 5 draws £520.00 per calendar month and Flat 6 draws £411.00 per calendar month.
Total annual rent from the Flats and the Tanning Salon is £41,604.

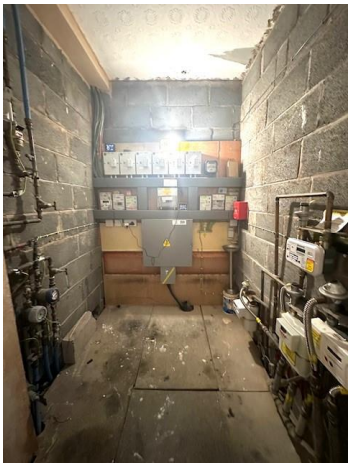
AGENTS NOTES: All flats have their own central heating boiler and have individual services. All Flats have individual intercom systems. Sale subject to the fees, terms and conditions of Pattinson Auctions.

TENURE: Freehold

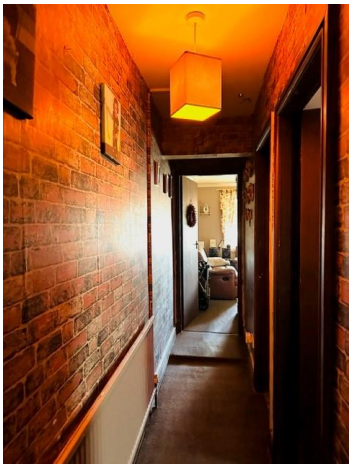
STARTING BID: £290,000

VIEWING: By appointment through Kenricks 01253 420420.













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