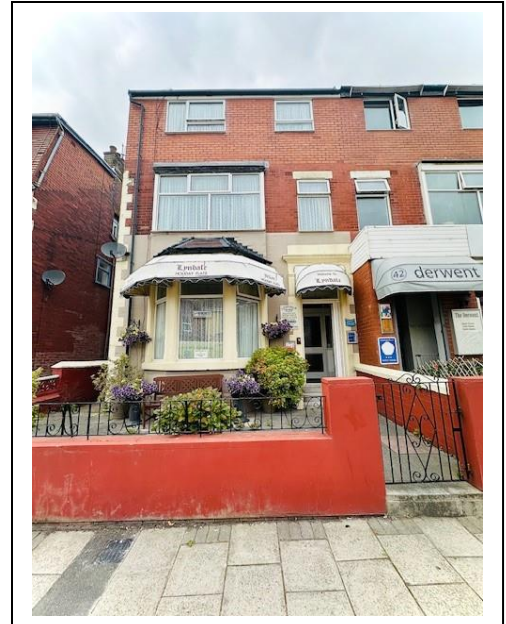


**Lyndale Holiday Flats
40, Palatine Road
Blackpool**

REF: 00F183M

- * **8 Self-Contained Holiday Flats
Plus 2 Bedroom Owners Accommodation**
- * **Town Centre, Blackpool**
- * **Close to Promenade, Shops, Entertainments
& Amenities**
- * **Substantial 3 Storey Building**
- * **In Lovely Order Throughout**
- * **Established Business**
- * **Retirement Sale**
- * **Car Park for 4 Motor Vehicles**
- * **Viewing Recommended**



DESCRIPTION: **FOR SALE BY ONLINE AUCTION**

On behalf of Pattinson Auctions, Kenricks are delighted to offer these 8 Self-Contained Holiday Flats plus 2 Bed Owners Apartment for Sale.

This substantial 3 Storey property is situated in the heart of Blackpool's vibrant Town Centre, close to the Promenade, Winter Gardens and new redevelopment area.

The holiday flats are in lovely order throughout, and benefit from a chair lift accessing the first and second floors. This property needs to be viewed to be fully appreciated.

Viewing highly recommended.

Ground Floor

Main Entrance leading to:
Hallway.

Flat 1

Open Plan Lounge/Dining Room/Fitted Kitchen with double futon and feature breakfast bar.

Bedroom with bunk beds.

Shower and Toilet.

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Private Accommodation

Lounge
Master Bedroom.
Double Bedroom.
Fitted Kitchen.
Shower Room.
Toilet.

Lower Ground Floor

Cellar Area with storage.
Workshop.
Storeroom.

First Floor

Flat 2

Open plan Lounge/Kitchen/Diner with single bed.
Double Bedroom.
Bedroom with bunk-beds.
Shower & Toilet.

Flat 3

Open Plan Lounge/Diner with double bed.
Fitted Kitchen.
Shower & Toilet.

Flat 4

Open plan Lounge/Diner with wall mounted bed.
Bedroom with bunk beds.
Fitted Kitchen.
Shower & Toilet.

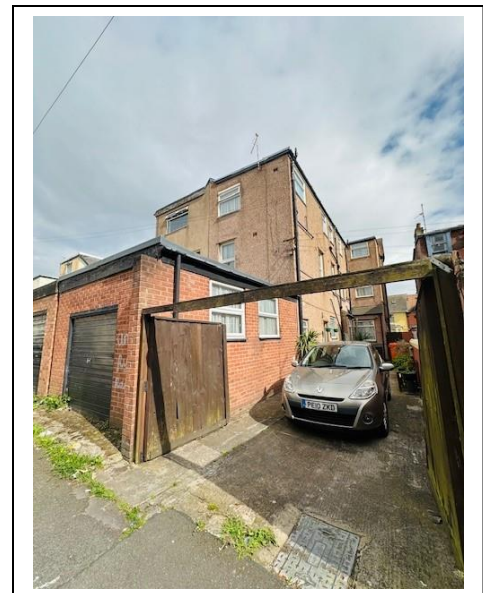
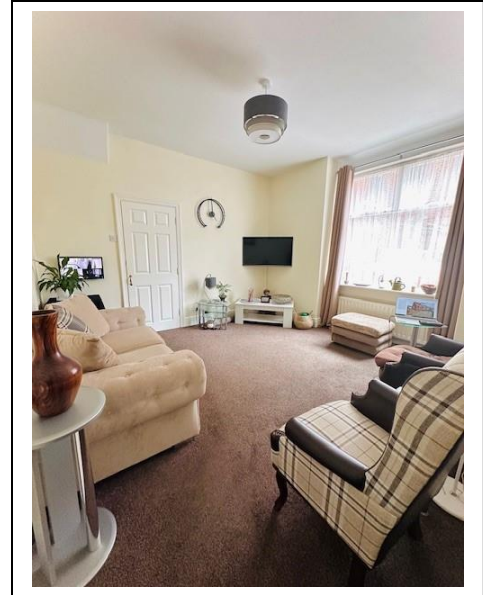
Second Floor

Flat 5

Open plan Lounge/Kitchen/Diner leading to:
Double Bedroom.
Shower and Toilet.

Flat 6

Open Plan Lounge/Kitchen/Diner.
Family Bedroom.
Shower & Toilet.



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Flat 7

Open plan Lounge/Kitchen/Diner.
Double Bedroom.
Shower and Toilet.

Flat 8

Open plan Lounge/Kitchen/Diner leading to:
Double Bedroom.
Shower and Toilet.

AGENTS NOTES: The Property is centrally heated to the ground and first floors, and electric heating to the second floor. The property is double glazed throughout, and CCTV is installed.

All Letting Flats are equipped with a range of equipment including cookers, microwaves, fridges, toasters, and TV's.

All Letting Flats have coin operated meters.

We are informed a new fibreglass roof was fitted to the property in 2023.

Sales are subject to the fees, terms and conditions of Pattinson Auctions.

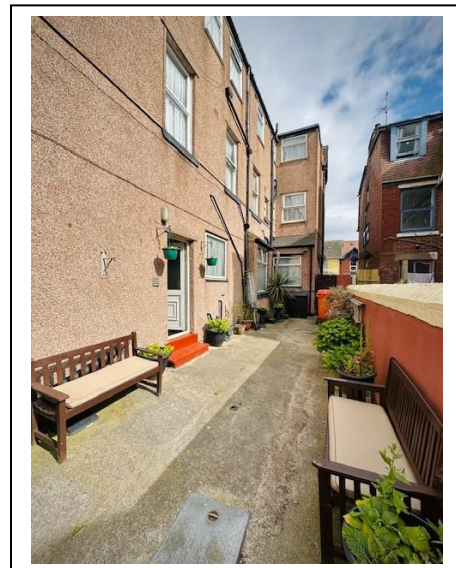
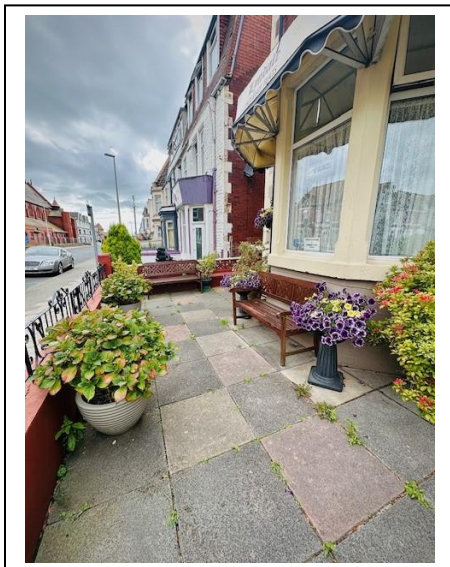
EXTERIOR: Car park to the rear providing parking for 4 motor vehicles.
Garden area to the front.

BUSINESS: Accounts on application.

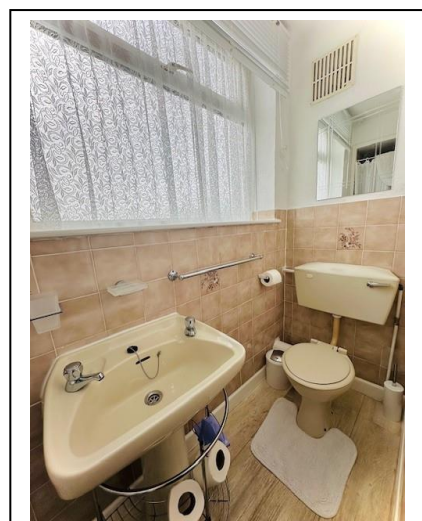
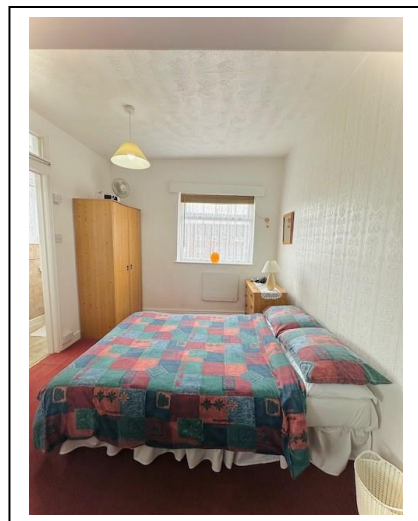
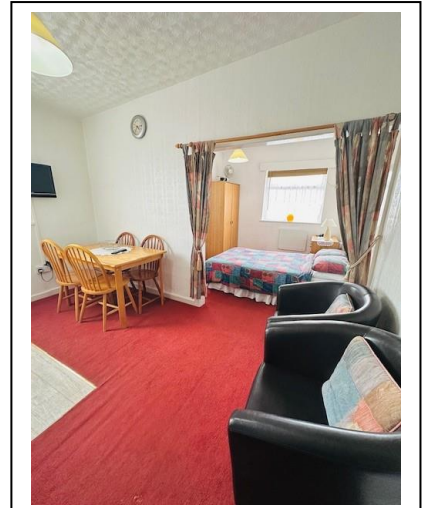
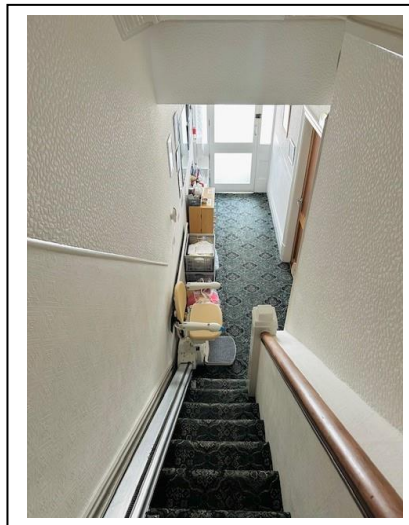
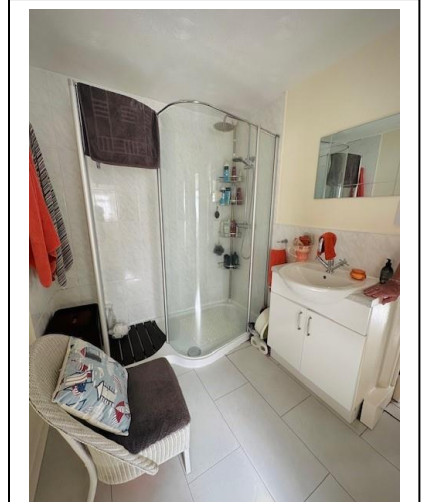
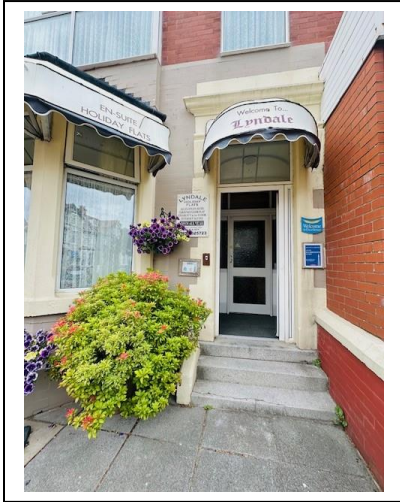
TENURE: Freehold

STARTING BID: £ 200,000

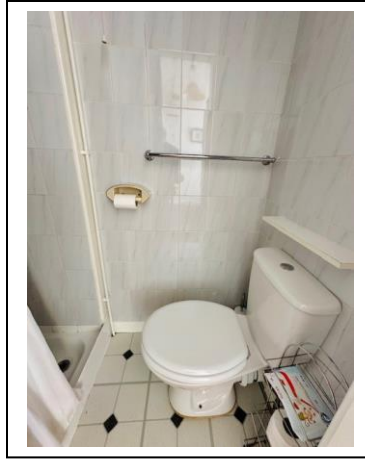
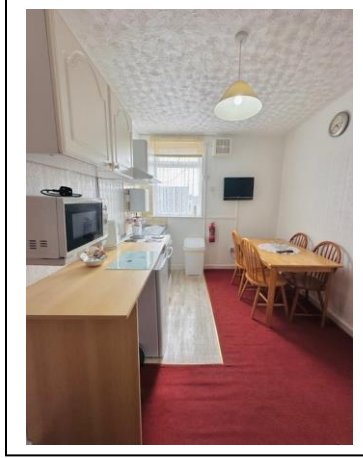
VIEWING: By appointment through Kenricks 01253 420 420.



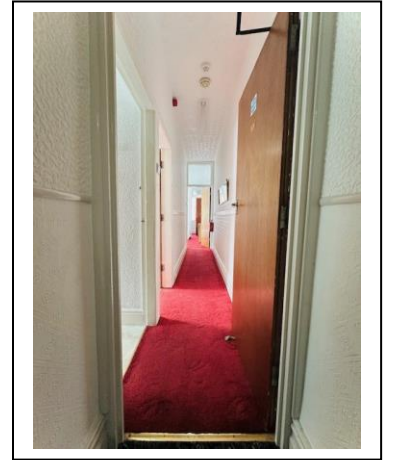
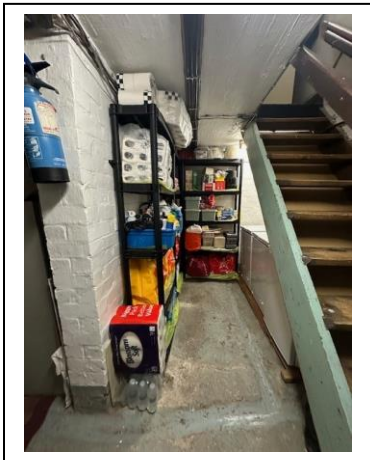
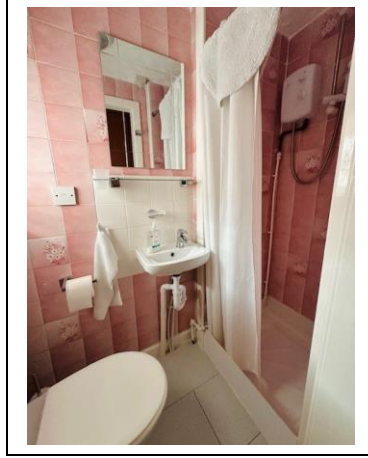
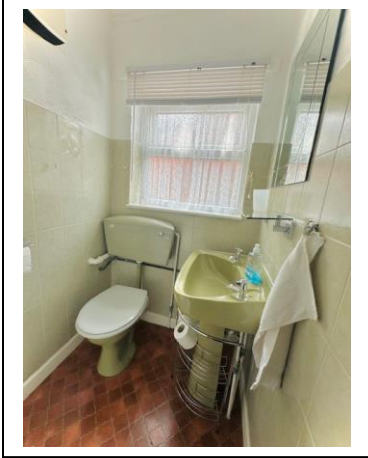
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Ground Floor

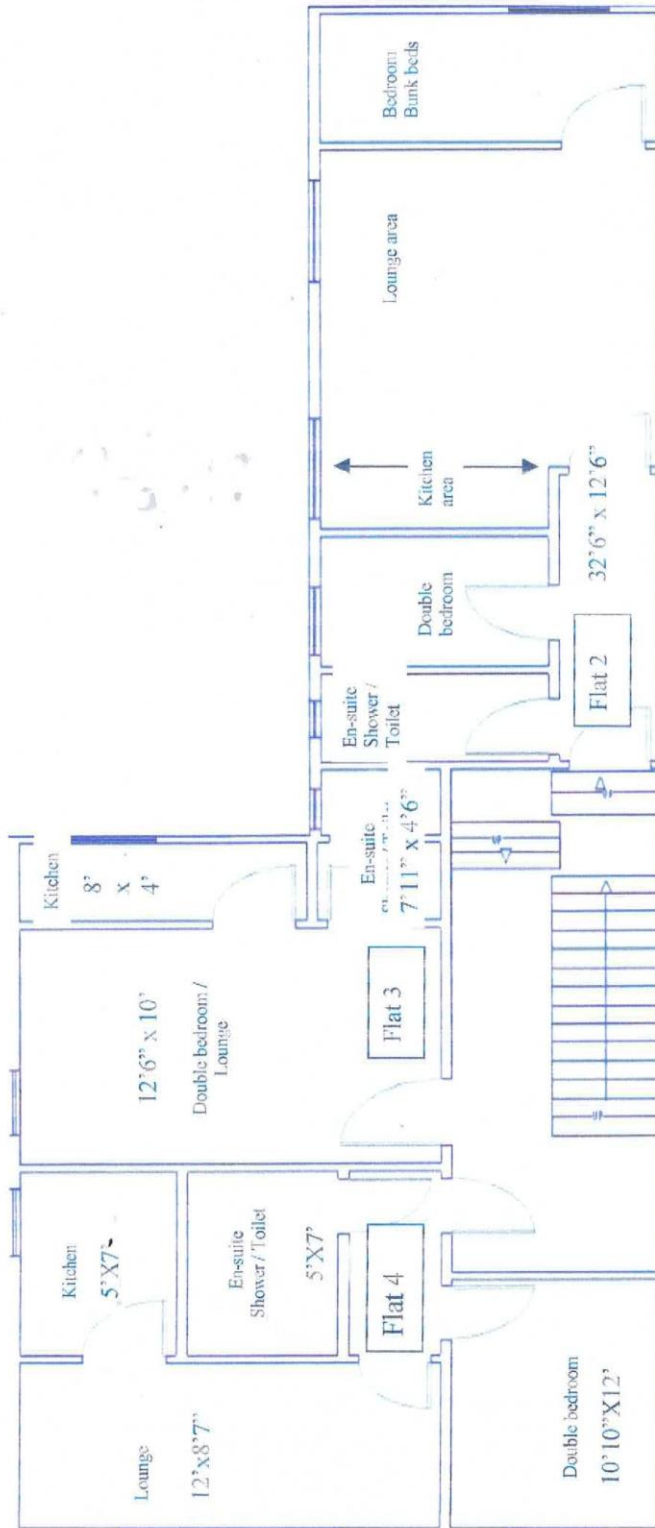


52' X 12'3"

32' X 18'8"



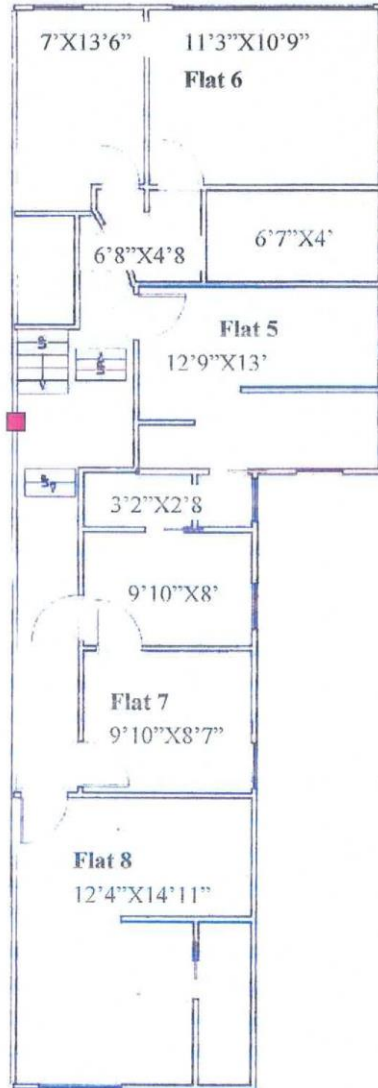
1st Floor



33' 6" x 23' 4"

32' 6" x 12' 6"

REF: 00F183M



18'3" X 27'9"

34'2" X 12'4"

2nd Floor