171, Central Drive
Blackpool

REF: INV195M

*** Investment Property Comprising Leased Shop and Separate 2 Bed Apartment**
*** Blackpool**
*** Substantial 3 Storey Building**
*** Busy All Year Round Trading Location**
*** In Good Order Throughout**
*** Apartment Recently Refurbished**
*** When Fully Let Draws £10,920 per annum**
*** Retirement Sale**
*** Priced to Sell**
*** Viewing Recommended**



DESCRIPTION: **FOR SALE BY AUCTION** On behalf of Pattinson Auctions, Kenricks are delighted to offer this Investment Property for sale.

The property comprises a Ground Floor Retail Unit which is currently leased on a 2 year Lease as a well-known and popular Barbers Shop and a 2 Bedroom Duplex Apartment which has been left vacant for the purpose of selling.

This 3 storey property is situated in a row of shops in the busy and popular trading location of Central Drive in Central Blackpool.

Viewing recommended.

Ground Floor
Main Entrance leading to:
Barbers Shop
Storeroom

Lower Ground Floor:
Storage Area
Toilet





REF: INV195M

Separate Entrance to the Rear to the Apartment



Ground Floor Apartment
Utility Room

Internal Staircase leading to first floor.

First Floor
Large Lounge with bay window and feature fireplace
Fitted Kitchen with wall and base units.
Bathroom comprising of 3-piece suite.



Second Floor
Bedroom 1
Bedroom 2
Toilet

EXTERIOR: Enclosed yard area to the rear which gives access to the apartment.

AGENTS NOTES: The first floor apartment is centrally heated and double glazed. Sale subject to the fees, terms and conditions of Pattinson Auctions.

BUSINESS: We are informed that the ground floor is Leased on a 2 year Lease at a Rent of £4,160 pa. The apartment above is vacant but if let could draw £6,760 pa. When fully let the property draws £10,920.

TENURE: Freehold.

STARTING BID: £100,000

VIEWING: By appointment through Kenricks 01253 420420.





