517- 517a Lytham Road
Blackpool

REF: INV265M



*** Investment Property Compromising Leased Bakery & Separate 2 Bed Apartment**
*** South Shore, Blackpool**
*** Superb All Year-Round Trading Location**
*** Close to the Junction with Highfield Road**
*** Substantial 3 Storey Property**
*** In Excellent Order Throughout**
*** Retirement Forces Sale**
*** When Leased Draws £18,900**
*** Viewing Highly Recommended**

DESCRIPTION: ** AUCTION SALE ** On Behalf of Pattinson Auctions Kenricks are delighted to offer this investment property comprising of a Leased Bakery and a Separate 2 Bedroom Apartment for sale.

This modern and stylish well known bakery is situated in the very busy location of Lytham Road close to Highfield Road in South Shore, Blackpool.

There is a 2 bedroomed apartment situated above the bakery which has an entrance to the rear of the property and is currently let.

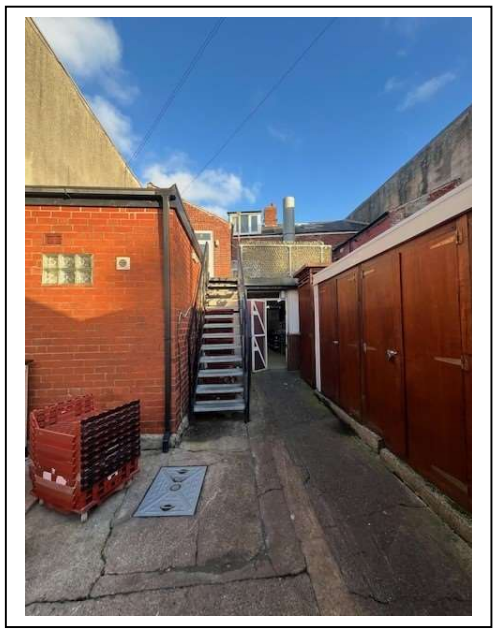
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Bakery 517 Lytham Road

Ground Floor (approx. 1,120sq ft)

Main Entrance leading to:
Open plan Retail Area with non-slip flooring, air conditioning.
Kitchen/Preparation Room.
Main Store/Office
Cleaning materials storage area.
Staff Room with lockers
Toilet.
Utility Area



EXTERIOR: Secure yard to the rear with covered area and seating area for staff.

517a Lytham Road

External Staircase Leading to First floor Apartment & Balcony Area.

First Floor

Main Entrance leading to:

Fitted Kitchen with wall and base units
Bathroom comprising 2-piece suite with shower over bath.
Toilet.
Large Open Plan Dining Room with period fitted fireplace.
Fabulous Open Plan Lounge area with bay window and feature fitted fireplace.



Internal Staircase leading to:

Second Floor

Master Bedroom.
Bedroom 2.

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AGENTS NOTES: The apartment has electric storage heating and is double glazed. Sale subject to the fees, terms and conditions of Pattinson Auctions.

BUSINESS: We are informed that the Bakery will be leased at £12,000 per annum on a 3 year renewable lease.
The First Floor Apartment is currently let on a short hold tenancy at a Rent of £575 per calendar month.

TENURE: Freehold

STARTING BID: £155,0000

VIEWING: By appointment through Kenricks 01253 420420.





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