121 & 121a St Albans Road
Lytham St Annes

REF: INV441M



* **Investment Property Comprising Shop & 3 Bedroom Apartment**
* **Lytham St Annes**
* **In Good Order Throughout**
* **Busy All Year-Round Trading Location**
* **Retail Unit Currently Let**
* **Apartment is Currently Vacant**
* **Potential Income when Fully Let £17,000**
* **Forecourt**
* **Viewing Recommended**

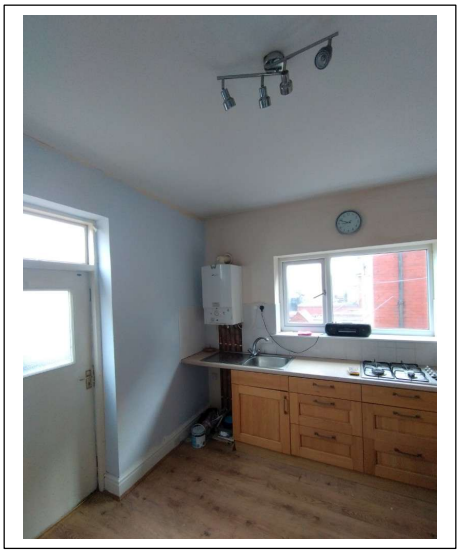
DESCRIPTION: ****FOR SALE BY AUCTION**** On behalf of Pattinson Auctions, Kenricks are pleased to offer this Investment Property for Sale, which consists of a let Retail Unit and a 3-bed Apartment above currently vacant.

The property is situated on St Albans Road, a busy trading location and the retail unit is currently let to Transfurmations, a pet groomers, and the first-floor 3 bedroom apartment is currently vacant but ready to let.

Viewing recommended.

Ground Floor (Approx 671sq ft)
Open Plan shop/retail.
Kitchen Area/Storeroom

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Separate Entrance to First Floor Apartment:

First Floor
Fitted Kitchen with exit leading down to the shared rear yard.
Lounge with feature fireplace.
1 x Double Bedroom
Bathroom comprising 3-piece suite
Separate WC

Stairs leading to:

Second Floor
2 x Double Bedrooms

EXTERIOR: Paved Forecourt and shared yard area to the rear with storage unit.

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

BUSINESS: We are informed the ground floor retail unit is currently let at rent of £458.33 pcm on a rolling lease. The long-standing tenant is open to agreeing a new lease with the incoming purchaser
The first-floor apartment is currently vacant, when let could draw a rent of £750 pcm.
Total potential annual income of both the retail unit and first floor apartment is £17,000 per annum with a rental uplift.

TENURE: Freehold

STARTING BID: £195,000

VIEWING: By appointment through Kenricks 01253 420420.

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