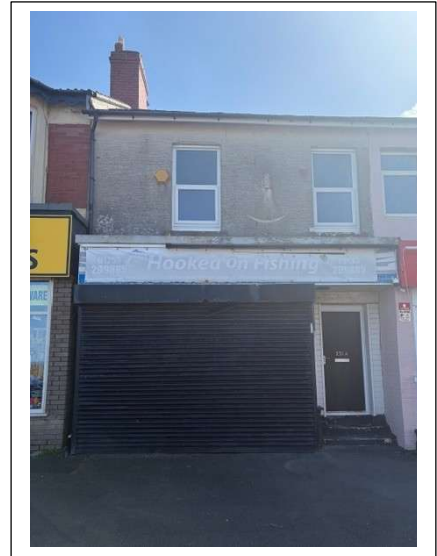


**231 Dickson Road  
Blackpool**

**REF: INV481M**

- \* **Investment Property**
- \* **Comprising Leased Shop  
& A Vacant 2 Bedroom Apartment Above**
- \* **North Shore, Blackpool**
- \* **Close to Promenade with Sea Views**
- \* **In Good Order Throughout**
- \* **Apartment Recently Renovated**
- \* **Busy All Year-Round Trading Location**
- \* **When Fully Let Could Draw £13,740 pa**
- \* **Priced to Sell**
- \* **Viewing Highly Recommended**



**DESCRIPTION: \*\*FOR SALE BY ONLINE AUCTION\*\*** On behalf of Pattinson Auctions, Kenricks are pleased to offer this Investment Property for Sale, which consists of a Leased Ground Floor Retail Unit and a Vacant 2 Bedroom Apartment above.

The ground floor shop is currently leased at an annual rent of £3,796 but has potential to be increased. The first-floor apartment has been recently renovated throughout to a high standard, with newly plastered walls, a new fitted kitchen, new bathroom units, new carpets and painted. The apartment is currently vacant, however could be let for approximately £800 per calendar month.

Viewing highly recommended.

**REF: INV481M**

**Ground Floor (Approx 864.87 sq ft)**

Main Entrance leading to:

Main Retail Unit (Approx. 423.98 sq. ft.) with counter area and suspended ceiling with concealed lighting.

Rear Retail Area (Approx 207.58 sq. ft.) Leading to:

Second Rear Retail Area / Storage Area (Approx 80.24 sq. ft.)

Small Rear Room with Kitchenette (Approx 46.91 sq. ft.)

Storage Area (Approx 50.35 sq. ft.)

2 x Toilet Cubicles and Sink Area. (Approx. 55.81 sq. ft.)

Access to the Rear Yard.

**Separate Ground Floor Entrance leading to: First Floor Apartment:**

Hall with Storage Cupboard.

Staircase leading to:

**First Floor Apartment**

Spacious New Fitted Kitchen with concealed spotlight lighting.

Bathroom with 3-piece suite comprising bath with shower overhead, toilet and sink.

Lounge.

2 Double Bedrooms both with sea views.

**EXTERIOR:** Forecourt Area and Yard Area to the rear.

**AGENTS NOTES:** The apartment has central heating and is double glazed.

The retail unit is protected by electric roller shutters.

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

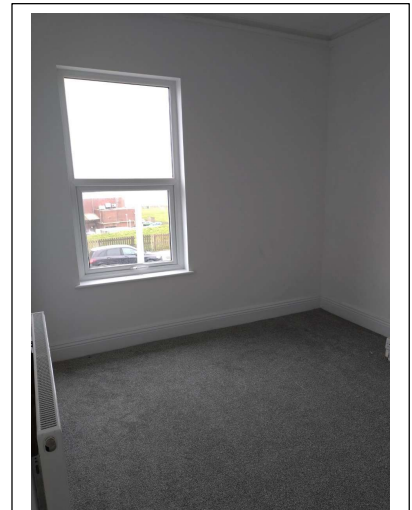
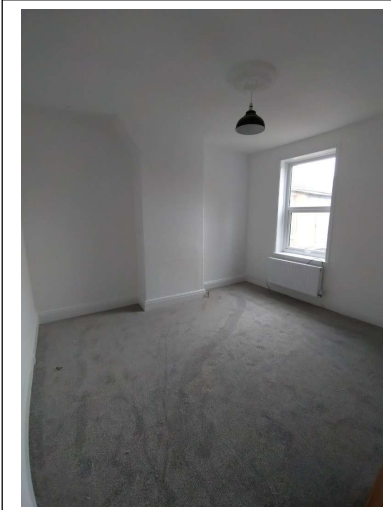
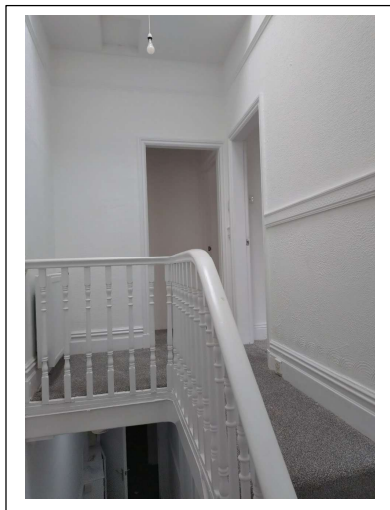
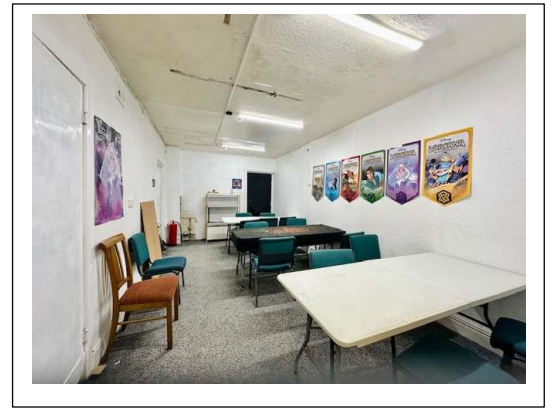
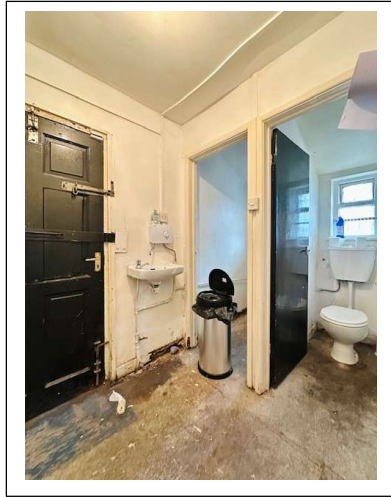
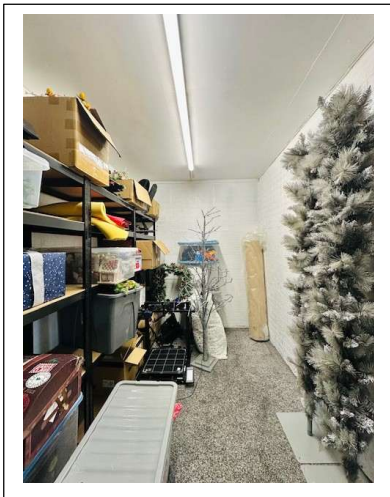
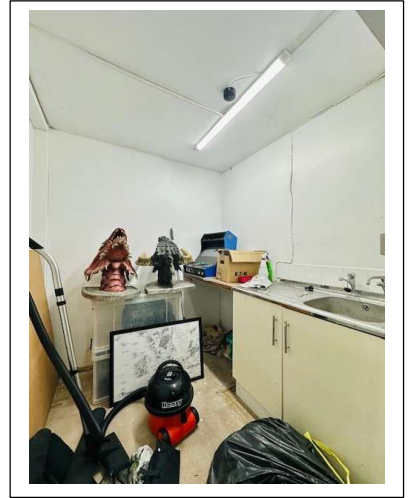
**BUSINESS:** The ground floor unit is let on a 2-year lease at rent of £3,796 pa. but has potential to increase. The first-floor apartment is currently vacant but could draw £800 per calendar month.

**TENURE:** Freehold.

**STARTING BID:** £90,000

**VIEWING:** By appointment through Kenricks 01253 420420.

REF: INV481M



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