

**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.

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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.

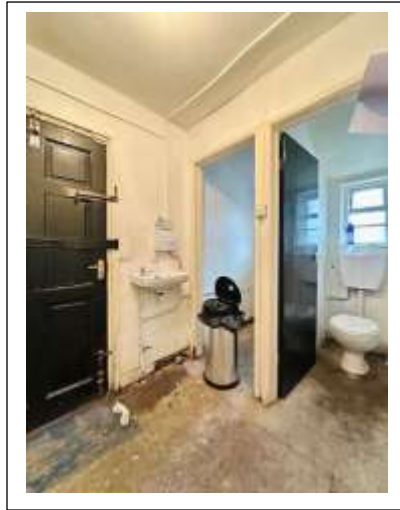
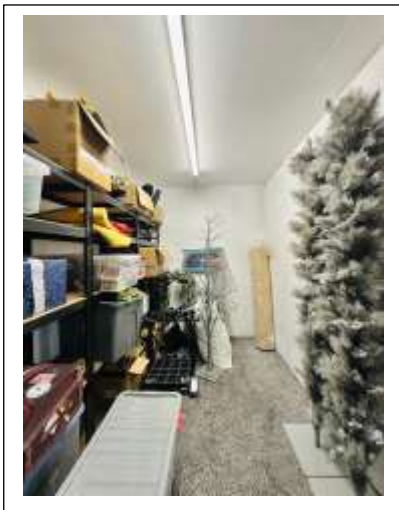
BUSINESS: The ground floor unit is let on a 2-year lease at rent of £3,796 pa. but has potential to increase. The first-floor apartment is currently vacant but could draw £800 per calendar month.

TENURE: Freehold.

STARTING BID: £90,000

VIEWING: By appointment through Kenricks 01253 420420.

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