

**39 Ansdell Road
Blackpool**

REF: INV505M

- * Investment Property Comprising an Empty Retail Unit & Separate Tenanted 1 Bedroom Self-Contained Flat**
- * South Shore, Blackpool**
- * Busy All Year-Round Trading Location**
- * Opposite to Lidl Supermarket**
- * Forecourt Parking / Trading**
- * Flat in Need of Some Renovation**
- * Retail Unit in Good Order Throughout**
- * Priced to Sell**
- * Viewing Recommended**



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

This 2-storey property comprises an empty retail unit and a separate tenanted 1 Bedroom Self-Contained Flat.

The property is situated in a busy all year-round location being opposite the Lidl supermarket at the crossroads of Ansdell Road and Bloomfield Road.

Viewing Recommended.

Ground Floor (Approx. 559.72 sq. ft.)

Open Plan Main Shop vinyl flooring and strip lights.

Rear Retail Area.

Kitchenette.

Toilet.

Rear Storeroom / Retail Area.

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Separate Ground Floor Entrance to the side of the property with staircase leading to:

First Floor Flat

Lounge.

Master Bedroom.

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

Kitchen with wall and base units and free-standing electric cooker.

EXTERIOR: Forecourt to front of property for trading or parking. Paved yard to rear of property with small Brick Built Outhouse with new roof.

AGENTS NOTES: The property has double glazing, electric heating throughout. Sale subject to the fees, terms and conditions of Pattinson Auctions.

BUSINESS: The retail unit is currently vacant but could be let for approximately £6,000 per annum. The flat is currently let and draws a rent of £360 pcm but could benefit from rental uplift if renovated.

TENURE: Freehold.

STARTING BID: £95,000

VIEWING: By appointment through Kenricks 01253 420420.



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