

**48 & 48a Whitegate Drive
Blackpool**

REF: INV596M

- * Investment Property Comprising Nail / Beauty Salon and Separate 3 Bedroom Self-Contained Maisonette**
- * Central, Blackpool**
- * Busy All Year-Round Trading Location**
- * Substantial 2 Storey Property**
- * Total Annual Income £ 19,200**
- * Priced to Sell**
- * In Immaculate Order Throughout**
- * Viewing Highly Recommended**



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

This substantial 2 storey property comprises an immaculate Nail / Beauty Salon and Separate 3 Bedroom modern, stylish Maisonette.

The property is in excellent order throughout and needs to be viewed to be fully appreciated.

Ground Floor (approx. 790 sq ft)

Main Salon Area (approx. 244 sq ft) with spot lighting and wood laminate flooring throughout.

Steps Leading to:

Hairdressing Area (approx. 188 sq. ft)

Treatment Room 1 (approx. 150 sq ft)

Treatment Room 2 (approx. 65 sq ft)

Mixing Room (approx. 14 sq ft)

Kitchen (approx. 92 sq ft)

Toilet.

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Lower Ground Floor

Storage

48a Whitegate Drive

First Floor

Vestibule

Hallway.

Fitted Kitchen with wall and base units.

Lounge / Dining Area

Laundry Room

2 Double Bedrooms.

Bathroom comprising double shower, wash basin, toilet and vinyl flooring.

Steps leading to:

Second Floor

Master Bedroom with en-suite shower room.

Utility Cupboard

EXTERIOR: Yard to rear of salon. Forecourt Car parking for 3 motor vehicles.

AGENTS NOTES: The retail unit has double glazing, electric heating and an L2 Fire Alarm System installed. The Maisonette has double glazing and gas central heating.

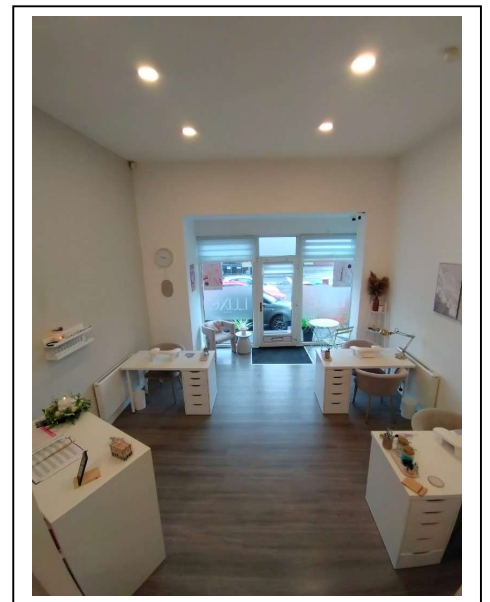
Sale subject to the fees, terms and conditions of Pattinson Auctions.

BUSINESS: We have been informed that the nail / beauty salon is currently let at a rent of £650 pcm to a long term tenant, the Maisonette is currently occupied at a rent of £950 pcm. Total potential income with a rental uplift is £21,500 per annum.

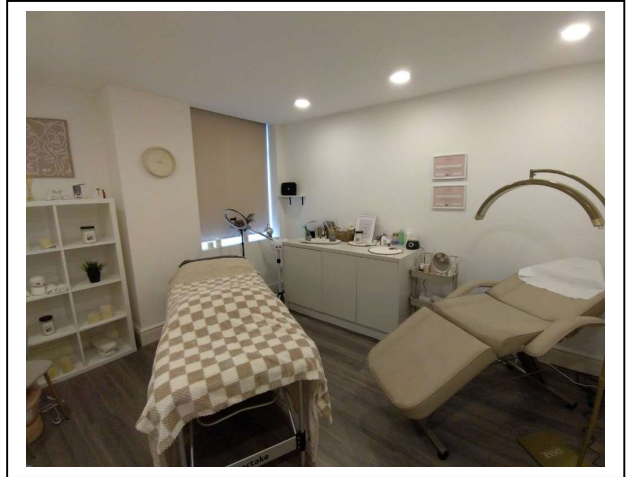
TENURE: Freehold.

STARTING BID: £198,000

VIEWING: By appointment through Kenricks 01253 420420.



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