

**504 Lytham Road
Blackpool**

REF: INV621M

- * Investment Property Comprising 6 Self-Contained Permanent Flats**
- * South Shore Blackpool**
- * Substantial Detached Property**
- * Desirable Location**
- * Close to Shops & Amenities**
- * Currently Draws £26,790 per annum**
- * Viewing Recommended**



DESCRIPTION: **FOR SALE BY AUCTION** On Behalf of Pattinson Auctions, Kenricks are delighted to offer this substantial detached Investment property for sale.

The property comprises 5 tenanted and 1 vacant permanent self-contained flats situated in the desirable location of Lytham Road, being close to Highfield Road shops and amenities.

The tenanted flats are currently let on Assured Shorthold Tenancy Agreements to long standing tenants.

Ground Floor

Flat 1

Lounge/Kitchen/Diner

Bedroom – En- suite shower room with sink & toilet

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Ground Floor continued...

Flat 2

Lounge/Kitchen/Diner

Bedroom – En- suite shower room with sink & toilet

Flat 3

Living Room / Bedroom

Kitchen

Bathroom comprising a shower, toilet, and wash basin.

First Floor

Flat 4

Living Room / Bedroom

Kitchen

Bathroom comprising a shower, toilet, and wash basin.

Second Floor

Flat 5

Lounge

Bedroom with En-Suite Shower

Kitchen

Washroom

Flat 6

Lounge

Bedroom with En-Suite Shower

Kitchen

Washroom

EXTERIOR: Substantial Car parking to the front with parking for 8 motor vehicles. Yard to the rear

AGENTS NOTES:

Landlord fed electricity supply (Metro meters installed in all flats)

Central Heating throughout with each flat having its own boiler with gas meter where each individual tenant must top up by pre-payment card.

The property has double glazing.

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

BUSINESS: We are informed that

Flat 1 Draws £433.33 p c m

Flat 2 Draws £390.00 p c m

Flat 3 Draws £325.00 p c m

Flat 4 Draws £325.00 p c m

Flat 5 Draws £390.00 p c m

Flat 6 Draws £368.33 p c m

A total annual income of £26,790

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TENURE: Freehold

STARTING BID: £255,000

VIEWING: By appointment through Kenricks 01253 420420

