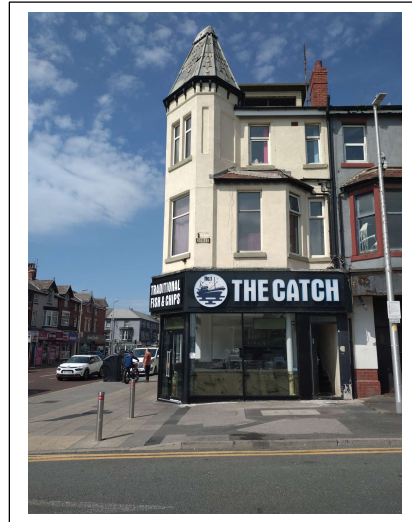


**1, 1a,1b 3a Dickson Road
34 & 36 Queen Street
Blackpool**

REF: INV624M

- * Investment Property Comprising
3 Retail Units & 8 Self Contained Flats**
- * Town Centre, Blackpool**
- * Substantial 3 Storey Property**
- * Excellent All Year Round Location**
- * Close to New Holiday Inn and Town
Centre Regeneration Area**
- * Priced to Sell**
- * When Fully Let Draws £73,939 pa**
- * Tremendous Potential**
- * Viewing Highly Recommended**



DESCRIPTION: ** FOR SALE BY AUCTION ** On behalf of Pattinson Auctions, Kenricks are delighted to offer this Investment Property comprising 3 Retail Units and 8 Self Contained Flats for Sale.

This substantial 3 storey property is situated in the heart of Blackpool's regeneration area being close to the Blackpool North train station, New Holiday Inn and Town Centre Amenities and Entertainments.

The listing comprises a block of 6 self-contained flats, 3 separate retail units and an additional 2 self-contained flats.

Viewing highly recommended.

REF: INV624M

1a/1b Dickson Road

Ground Floor.

UPVC Entrance leading to an Open Plan Shop with suspended ceiling and laminated flooring.

Stairwell to Basement.

1 Dickson Road and 34 Queen Street

Ground Floor.

Double Entrance Door leading to a well presented Takeaway premises with laminate flooring and mixed seating for 20 customers.

Stairwell to Basement.

3a Dickson Road

Ground Floor.

Double Entrance Door leading to a well presented Takeaway premises with tiled flooring and upholstered seating for 10 customers.

Stairwell to Basement.

36 Queen Street

Separate entrance

Stairs leading to:

First Floor

Flat 1

Lounge / Diner

Kitchen.

Bedroom

Shower and Toilet.

Entrance

Stairs leading to:

Second Floor

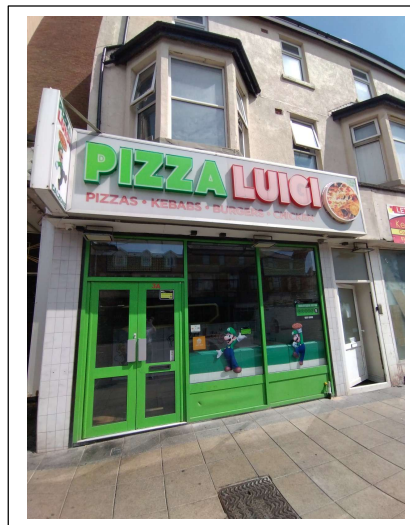
Flat 2

2 Bedrooms

Lounge

Kitchen / Diner

Shower and Toilet.



REF: INV624M

3 Dickson Road

Separate entrance leading to:

Ground Floor

Hallway

Flat 6

Kitchen / Diner

Utility Room

Bedroom

Shower and Toilet

First Floor

Flat 1

Studio

Kitchen.

Shower and Toilet.

Flat 2

Lounge

Kitchen

Bedroom

Shower and toilet.

Flat 3

Lounge / Kitchen / Diner

2 x Bedrooms

Shower and Toilet

Second Floor

Flat 4

Lounge

Kitchen

2 x Bedrooms

Shower and Toilet

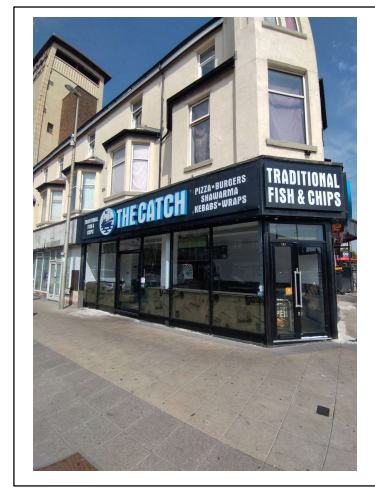
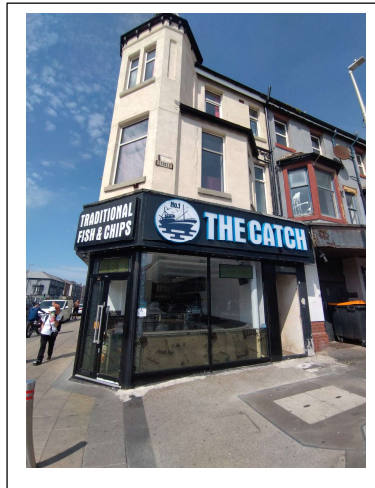
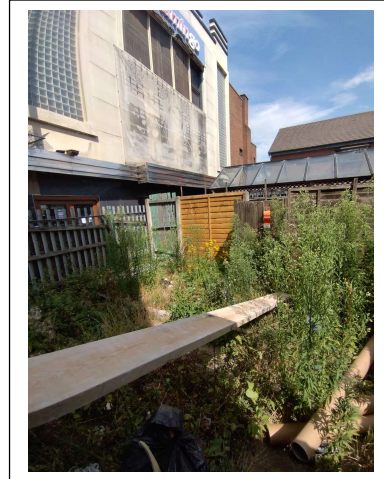
Flat 5

Lounge

Kitchen

Bedroom

Shower and Toilet



REF: INV624M

EXTERIOR: Enclosed courtyard to the rear of 3 Dickson Road, flat 6.

BUSINESS:

1 Dickson Road/34 Queen Street

Let on a secure lease at a rent of £11,000 per annum.

1a/1b Dickson Road

Currently vacant with an advertised rent of £10,500 per annum.

3a Dickson Road

Let on a secure lease at a rent of £6,000 per annum.

3 Dickson Road and 36 Queen Street

We are informed that 7 of the 8 self-contained flats are currently let.

The total annual income when fully let is £73,939

AGENTS NOTES: All self-contained flats are electric only. The 6 self-contained flats in 3 Dickson Road have individual electric supplies. The 2 self-contained flats in 36 Queen Street have metro meters installed which provide electricity direct from the landlord's supply.

Subject to the fees, terms and conditions of Pattinson Auctions.

TENURE: Freehold

STARTING BID: £650,000

VIEWING: By appointment through Kenricks 01253 420420.