

**Land and Garages Lying to the
South of Bloomfield Road,
Blackpool**

REF: INV627M

- * **Investment Property Comprising Land (Approx. 12,900 sq. ft.) and 21 x Tenanted Garages**
- * **South Shore Blackpool**
- * **Desirable Residential Location**
- * **Close to Bloomfield Road and Blackpool Football Club**
- * **Ideal Investment Property**
- * **Currently Draws £12,600 per annum**
- * **Suitable for Rental Uplift**
- * **All Currently Let**
- * **Potential to Increase Income**
- * **Suitable for a Number of Uses Subject to Planning Permission**
- * **Viewing Recommended**



DESCRIPTION: ** FOR SALE BY SECURE ONLINE SALE** On Behalf of Pattinson Auctions Kenricks are pleased to offer this Land and 21 x Tenanted Garages.

The land and garages are situated in the popular location of Boardman Avenue being close to Bloomfield Road, South Shore, Blackpool.

There is approximately 12,900 sq. ft. of Land along with the tenanted garages which could be suitable for a number of uses subject to planning permission. Each Garage is currently tenanted at a monthly rent of £50 per calendar month on rolling agreements but would be suitable to rental uplifts. Therefore, there is potential to increase income.

Land (Approx. 12,900 sq. ft.) and 21 x Garages

Secure Gated Entrance leading to small section of Land with 7 x Garages: 3 x garages are flat concrete roofing and have padlocked wooden stable style doors. Opposite are the other 4 x vaulted roof garages, 1 with secure wooden stable style doors and 3 with up-and-over metal garage doors.

This area leads to the remaining 14 x Garages and the larger plot of Land. These garages all have vaulted roofing, 3 x garages have secure wooden stable style doors, and 11 x garages have up-and-over style metal doors. All garages are of a similar size, although this may vary slightly, and are approximately 12" x 20" in length and width.

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EXTERIOR: Private secure gated access to the rear of 46 Boardman Ave, Blackpool, leading to the Land and Garages.

BUSINESS: All 21 x garages are currently occupied, the majority of which with long standing tenants, each garage drawing £50 per calendar month, but all garages are suitable for rental uplift. Current annual income is £12,600 with potential to increase income substantially.

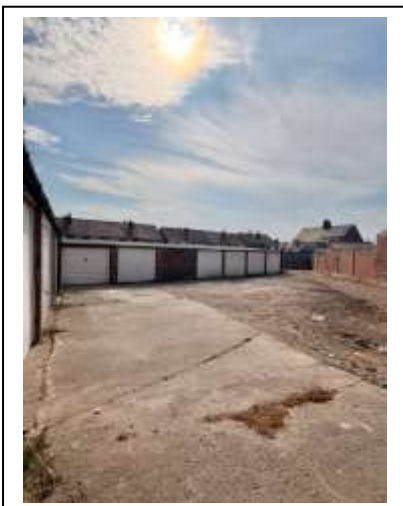
AGENTS NOTES: The garages do not currently have electric or water. The land at the premises could be suitable for a number of uses subject to planning permission.

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

TENURE: Freehold.

STARTING BID: £270,000.

VIEWING: By appointment through Kenricks 01253 420 420



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