Park Lane Court
33 Whitegate Drive
Blackpool



REF: INV636M

* **Investment Property Comprising 12 Tenanted Self-Contained Permanent Flats**
* **South Shore Blackpool**
* **Substantial Corner Property**
* **Desirable Location**
* **Close to Shops & Amenities**
* **Car Parking for 7 Motor Vehicles**
* **Currently Draws £58,080 per annum**
* **Viewing Recommended**

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

The property comprises 12 tenanted permanent self-contained flats situated in the desirable location of Whitegate Drive, being close to shops and amenities.

All currently let on Assured Shorthold Tenancy Agreements to long standing tenants.

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

Ground Floor

Flat 1
Lounge / Bedroom
Kitchen
Bathroom

Flat 2
Lounge
Bedroom
Kitchen
Bathroom

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Flat 3 Has its own entrance
Lounge / Bedroom
Kitchen
Bathroom

Flat 11 Has its own entrance
Lounge
Bedroom
Kitchen
Bathroom

Flat 12 Has its own entrance
Lounge
Bedroom
Kitchen
Bathroom



First Floor

Flat 4
Lounge
Bedroom
Kitchen
Bathroom

Flat 5
Lounge
Bedroom
Kitchen
Bathroom

Flat 9
Lounge
Bedroom
Kitchen
Bathroom

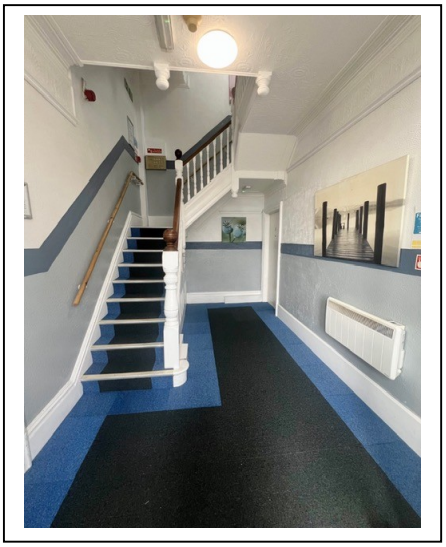


Flat 10
Lounge
Bedroom
Kitchen
Bathroom

Second Floor

Flat 6
Lounge
Kitchen

Bedroom
Bathroom



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Flat 7
Lounge
Kitchen
2 Bedrooms
2 Bathrooms

Flat 8
Lounge
Kitchen
2 Bedrooms
Bathroom

EXTERIOR: Garden area to the front**.** Yard to the rear

AGENTS NOTES:
Landlord fed electricity supply (Metro meters installed in all flats)
Central Heating installed in the ground floor flat, electric panel heaters in the other flats and the property has double glazing.
Sale subject to the fees, terms and conditions of Pattinson Auctions.



We are informed that
Flat 1 Draws £400 p c m
Flat 2 Draws £425 p c m
Flat 3 Draws £400 p c m
Flat 4 Draws £475 p c m
Flat 5 Draws £400 p c m
Flat 6 - Currently looking for a new tenant.
Flat 7 Draws £500 p c m
Flat 8 Draws £475 p c m
Flat 9 Draws £495 p c m
Flat 10 Draws £395 p c m
Flat 11 Draws £425 p c m
Flat 12 Draws £450 p c m

Total annual income of £58,080

We are informed with a local market value rental uplift the annual income could be in the region of £72,360.

TENURE: Freehold

STARTING BID: £550,000

<u>VIEWING</u>: By appointment through Kenricks 01253 420420

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