69 Lytham Road /
20 Trafalgar Road
Blackpool

REF: INV656M



*** Investment Property Offering Three Potential Income Streams: Vacant Ground-Floor Commercial Unit with Separate Side Entrance to Two Vacant, Self-Contained Flats Above.**
*** Excellent opportunity for traditional residential letting or holiday accommodation.**
*** Great potential for traditional buy-to-let with a potential of £14,560 per annum**
*** Located in South Shore, few minutes to the promenade and all its attractions**
*** Prominent corner position with external wall-mounted advertising panel**
*** Vacant possession, offering flexibility to the purchaser**
*** Large covered shop forecourt and side parking for two vehicles**
*** In Good Order Throughout**
*** Viewing Recommended**
*** Substantial 3 Storey Property freehold property.**

DESCRIPTION: Kenricks are delighted to offer this exciting investment opportunity in the heart of South Shore, Blackpool, just a two-minute walk from the famous Promenade, one of the town's major tourist attractions.

This substantial three-storey, mixed-use property offers three potential income streams, comprising a vacant ground-floor commercial unit and two vacant, self-contained one-bedroom flats above, accessed via a separate side entrance.

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Occupying a prominent corner position, the property benefits from a substantial covered forecourt, off-road parking for two vehicles and an external advertising panel, offering additional promotional opportunities for a business.

Ideally positioned to benefit from Blackpool's thriving tourism industry, the property presents an attractive opportunity for both traditional buy-to-let investors and those considering short-term holiday accommodation, including Airbnb. With all three units currently vacant, the property offers flexibility for investors looking to establish multiple rental income streams or explore a combination of commercial and holiday letting opportunities.

Ground Floor (approx. 515 sq. ft)
Main Entrance leading to:
Open Plan Shop Area/Office with carpet and suspended ceiling.
Shop Area with suspended ceiling and vinyl flooring.
Toilet and Washbasin with vinyl flooring.

Lower Ground Floor
Cellar Area with storage and toilet.



Separate ground floor Entrance leading to:

First Floor – Flat 1
Lounge with feature fireplace / Kitchen.
Bedroom.
Shower and Toilet.

Second Floor – Flat 2
Modern open plan Lounge with feature fireplace /Kitchen.
Bedroom. Shower and Toilet.

EXTERIOR; Large covered forecourt area to the front of the shop. The shop benefits from electric shutters. Car park to the side of the property providing parking for 2 motor vehicles.

AGENTS NOTES: The property is currently vacant.
Both flats have electric heating with pre-payment electric meters.
The shop is protected by electric shutters. There is no gas in the building.

BUSINESS: When let the ground floor shop could draw £100 per week. Flats 1 and 2 could each draw £90 per week. Providing a potential Income of £14,560 per annum. Great opportunity for investors exploring holiday accommodation or combining commercial and residential uses.

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TENURE: **Freehold.**

PRICE: **£149,950**

VIEWING: **By appointment through Kenricks 01253 420420.**











