

**251 & 253 Lytham Road
Blackpool**

REF: INV406L

- * **2 Investment Properties**
- * **Leased Retail Units and Sports Lounge**
- * **South Shore, Blackpool**
- * **Busy All Year-Round Trading Location**
- * **Ideal Investment Opportunity**
- * **Excellent Potential**
- * **Viewing Recommended**



DESCRIPTION: **FOR SALE BY AUCTION**

On behalf of Pattinson Auctions, Kenricks are delighted to offer these Investment Properties for Sale

We are pleased to offer to auction these two 2-storey properties situated in the busy all year-round trading location of Lytham Road in South Shore, Blackpool. We have been informed the two properties are generating an income of £18,000 per annum. The properties are situated in a row of shops including Tesco.



251 Lytham Road - The shop trades as a well-known and popular fabric shop selling bedding, curtains and towels.

253 Lytham Road - The ground floor of the shop is leased to Coral Bookmakers. The first floor is leased to a long-established Licensed Sports Lounge.

Viewing is recommended.

251 Lytham Road

Ground Floor (approx. 885 sq. ft)

Open plan retail space carpeted with shelving to walls and display stands.

Workshop Area

First Floor (approx. 885 sq. ft)

4 Stock Rooms

Kitchen

Toilet

Toilet and wash basin

REF: INV406L

253 Lytham Road

Ground Floor (approx. 924 sq. ft)

Open plan retail space carpeted with suspended ceiling and air conditioning.

Counter

Staff Room

Kitchenette

Customer Toilet

Staff Toilet

Q's Sports Lounge

Separate Entrance and staircase leading to:

First Floor (approx. 748 sq. ft)

Open plan Bar Lounge. Lounge Area has suspended ceiling

Still Room

EXTERIOR: Communal car parking area to the rear

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

BUSINESS: We are informed the premises at 251 Lytham Road are leased on a rolling basis at a rent of £7,500 pa.

We are informed 253 Lytham Rd, Coral Bookmakers lease the ground floor on an internal repairing lease at a rent of £8,000 pa.

We are informed the First Floor, Q's Sports Lounge is leased on a 20-year internal repairing lease from 2002 at a rent of £2,500 pa.

TENURE: Leasehold – 999 Years. TITLE NUMBER: LA914459.

STARTING BID: £170,000

VIEWING: By appointment through Kenricks 01253 420420.

