

**77 Warbreck Drive,
Blackpool**

REF: INV037M

- * Investment Property Comprising 4 Permanent Flats**
- * North Shore, Blackpool**
- * Close to Queens Promenade & Amenities**
- * Substantial 3 Storey Property**
- * Currently Draws £21,504 per annum**
- * Huge Potential to Increase Income**
- * Garage**
- * Long Standing Tenants**
- * Priced to Sell**
- * Viewing Highly Recommended**

DESCRIPTION: **FOR SALE BY ONLINE

AUCTION** On behalf of Pattinson Auctions, Kenricks are delighted to offer this Investment Property for sale.

This substantial 3 storey property comprises 3 x self-contained tenanted flats and second floor currently laid out as 1 x permanent flat but with planning permission to convert into 2 Self Contained Flats. The property currently draws £21,504 per annum.

The property is situated in the desirable location of Warbreck Drive in North Shore, Blackpool, within close proximity of the prestigious Queens Promenade.

The property has long standing reliable tenants in place and huge potential.

Viewing Highly Recommended



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Ground Floor

Main Entrance leading to:
Communal Hallway.

Flat 1

Open Plan Lounge with bay window and feature fireplace.
Fitted Kitchen / Diner with wall and base units with access to rear yard.
Double Bedroom with built-in robes.
Double Bedroom with built in robes.
Bathroom with 3-piece suite comprising bath with shower overhead, sink and toilet



First Floor

Flat 2 (Studio flat)

Lounge/Kitchen/Bedroom.
Shower and Toilet.

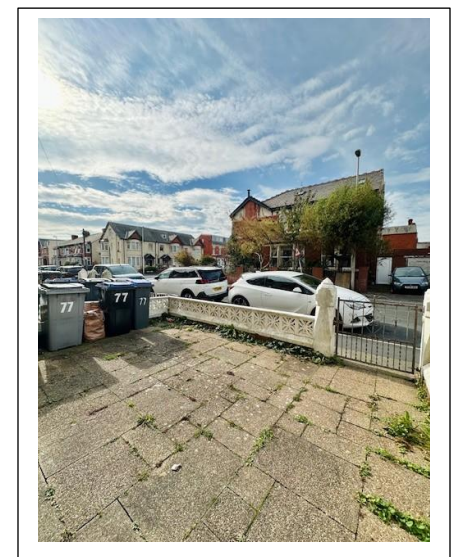
Flat 3

Lounge/Kitchen.
Bedroom.
Shower and Toilet.

Second Floor

Flat 4

Lounge.
Fitted Kitchen.
Bedroom.
Shower.
Toilet.
Bedroom / Lounge with vanity unit.



EXTERIOR: Paved Area to the front. Paved yard area to the rear and Garage with new roof.

AGENTS NOTES: Sale subject to the fees, terms and conditions of Pattinson Auctions. Flat 1 is centrally heated. Flats 2-4 have electric meters but no gas installed. L2 Fire Alarm installed.

BUSINESS: We are informed the flats are let as follows:

Flat 1 - £695 pcm.

Flat 2 - £500 pcm.

Flat 3 - £597 pcm.

Flat 4 – was previously let at £600pcm.

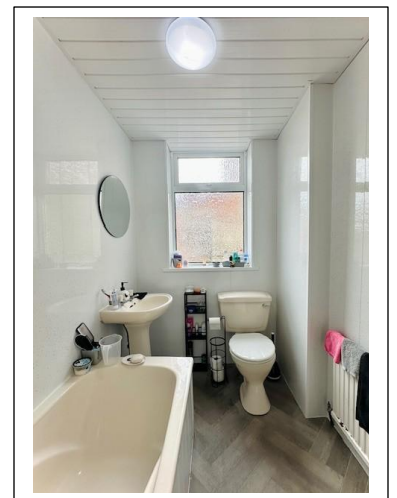
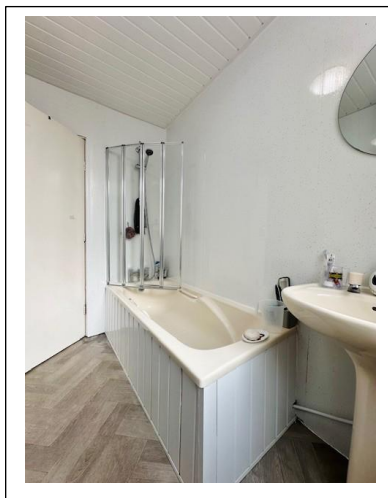
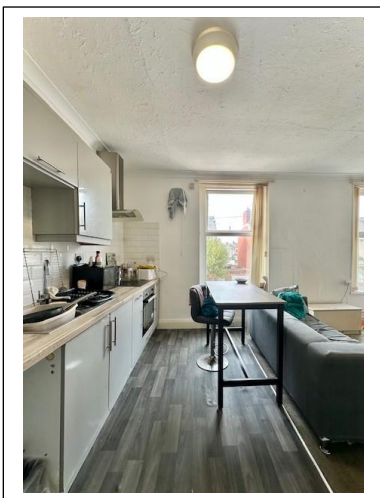
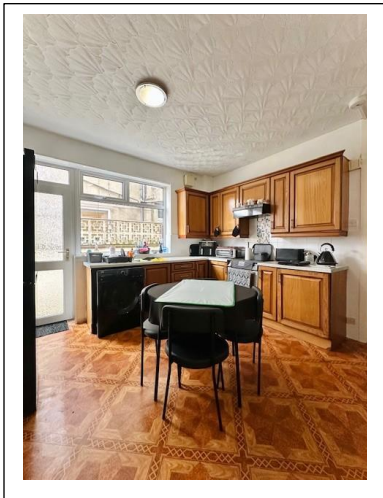
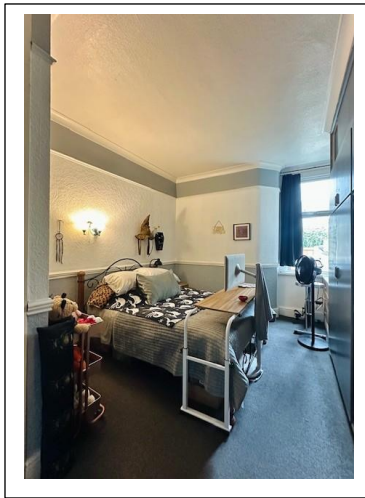
Property currently draws £21,504 per annum but has potential to increase.

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TENURE: Freehold.

STARTING BID: £160,000

VIEWING: By appointment through Kenricks 01253 420420.



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