

**90, 90a, 90b, 90c Red Bank Road
and 7 Oldfield Avenue
Bispham, Blackpool**

REF: INV407M

- * Investment Property Comprising 2 x Tenanted Retail Units Plus 3 x Self Contained Tenanted Apartments**
- * Bispham Blackpool**
- * Busy All Year-Round Trading Location**
- * Substantial 3 Storey Corner Property**
- * Forecourt Car Parking to the Side of Property for 8 Motor Vehicles**
- * Currently Draws £38,520 per annum**
- * In Immaculate Order Throughout**
- * Viewing Highly Recommended**



DESCRIPTION: **ONLINE AUCTION SALE** On behalf of Pattinson Auctions
Kenricks are delighted to offer this Investment Property for Sale.

This substantial 3 storey property comprises of 2 x ground floor retail units, one is occupied by a flooring contractor and the other a hairdressers / beauty salon, commercial lease agreements are in place for both units. The apartments are to the first and second floors and are all on assured shorthold tenancy agreements, with long standing tenants.

The property benefits from forecourt parking to the side on Oldfield Avenue for 8 motor vehicles.

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

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Ground Floor

90 Red Bank Road (Dapper) (Approx 936 sq. ft.)

Main Showroom (approx. 741 sq. ft.)

Office (approx. 185 sq. ft.)

Toilet (approx. 10.4 sq. ft.)

7 Oldfield Avenue (Koko) (Approx. 638 sq. ft.)

Main Salon (approx. 475 sq. ft.)

Kitchen (approx. 57 sq. ft.)

Toilet (approx. 34 sq. ft.)

Beauty Room (approx. 72 sq. ft.)

Communal Entrance leading to:

First Floor and Second Floor

First Floor

90b Red Bank Road

Lounge.

Hallway.

Kitchen with wall and base units and vinyl flooring.

Double Bedroom.

Bathroom comprising 3-piece suite; corner bath with shower above, toilet and wash basin.

90c Red Bank Road

Lounge

Hallway.

Kitchen with wall and base units and vinyl flooring.

2 x Double Bedrooms (one with partial en-suite).

Bathroom comprising 3-piece suite; bath with shower above, toilet and sink.

Second Floor

90a Red Bank Road

Lounge.

Kitchen with wall and base units and vinyl flooring.

Double Bedroom.

Bathroom comprising 3-piece suite; bath with shower above, toilet and sink.

EXTERIOR: Car parking to the side for 8 motor vehicles. Enclosed Communal Yard to the rear which is shared by the retail units.

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AGENTS NOTES: The property has double glazing and gas central heating throughout and an L2 fire alarm system installed. All units have separate utilities and their own individual Combi Boilers.

The apartments have coin operated electric meters, the electricity bill is paid by the landlord and the tenants pay their own gas bills.

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

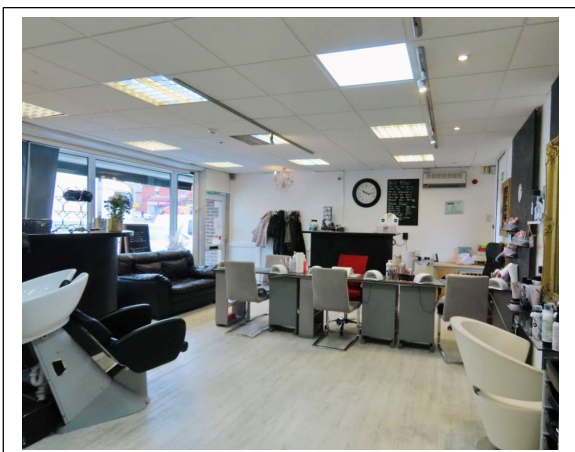
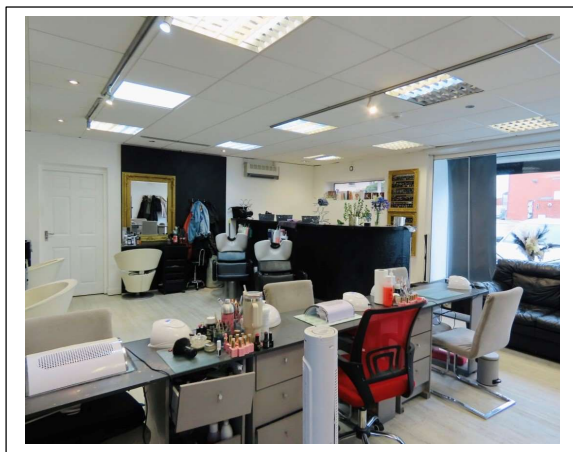
TENURE: Freehold.

BUSINESS: We have been informed that the apartments are all occupied on assured shorthold tenancy agreements. 90a Red Bank Road draws £380 pcm and 90b Red Bank Road draws £380 pcm and 90c Red Bank Road draws £500 pcm. The retail unit at 90 Red Bank Road draws £11,000 per annum plus VAT and the retail unit at 7 Oldfield Avenue draws £8,500 per annum plus VAT.

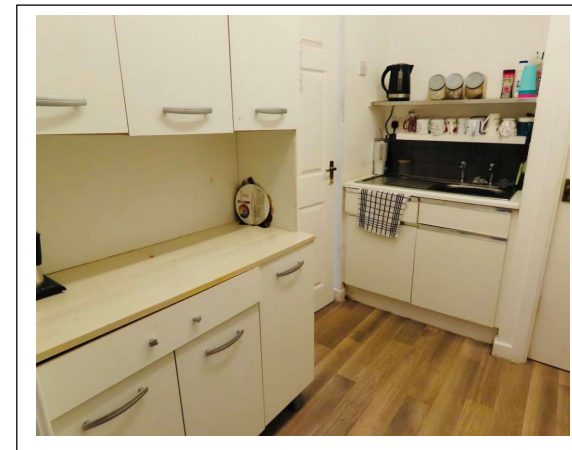
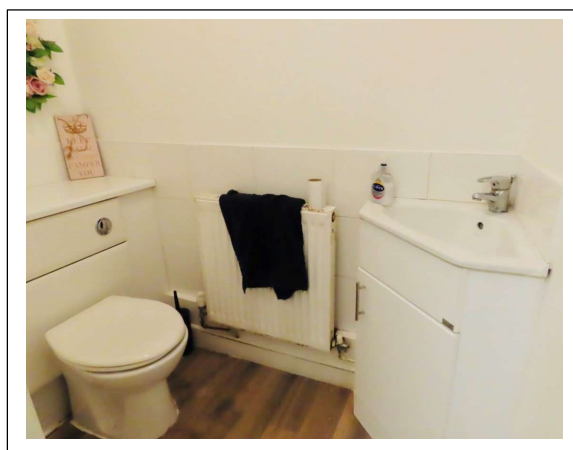
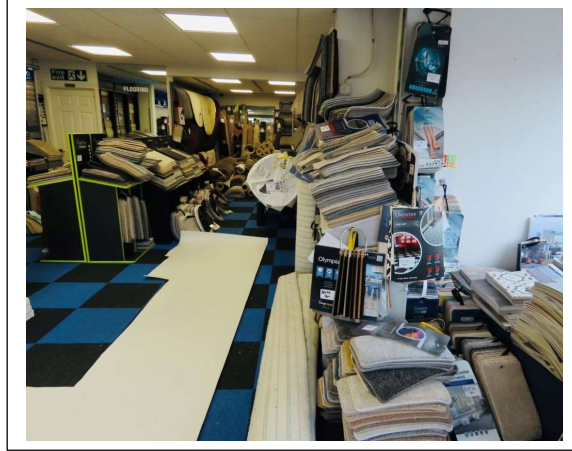
Total current income for the property is £38,520 per annum (including VAT).

STARTING BID: £ 400,000

VIEWING: By appointment through Kenricks 01253 420420.



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