

**24 Empress Drive
Blackpool**

REF: INV442M

- * Investment Property Comprising
4 Self Contained Flats**
- * North Shore Blackpool**
- * Close to Town Centre and Promenade**
- * Mid Terraced Property**
- * Income £19,200 per annum**
- * Excellent Potential**
- * Parking for 4 Motor Vehicles**
- * Viewing Recommended**



DESCRIPTION: **FOR SALE BY ONLINE AUCTION** On behalf of Pattinson Auctions, Kenricks are pleased to offer these 4 Self-Contained Flats for sale.

This mid terraced property is situated in North Shore Blackpool, being close to the town centre, amenities and Promenade.

We have been informed that the property has a Certificate of Lawfulness. All the flats are occupied by long term tenants on assured short hold tenancy agreements.

The current annual income is £19,200 per annum, there is potential for a rental uplift.

Viewing Recommended

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Ground Floor

Hallway:

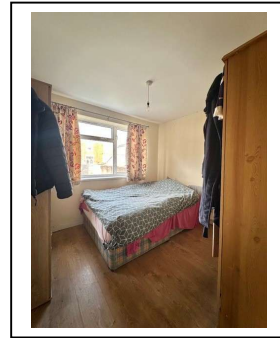
Flat 1

Lounge – Combi Boiler.

Kitchen with wall and base units.

Double Bedroom.

Bathroom comprising of shower sink and toilet.



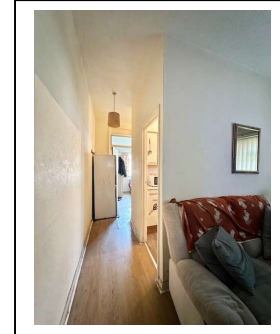
Flat 2

Lounge.

Kitchen with wall and base units.

Double Bedroom – Combi Boiler.

Bathroom comprising of shower sink and toilet.



First Floor

Flat 3

Hallway.

Lounge/Kitchen with wall and base units – Combi Boiler.

Double Bedroom.

Bathroom comprising 3 piece suite with shower over the bath.

Flat 4

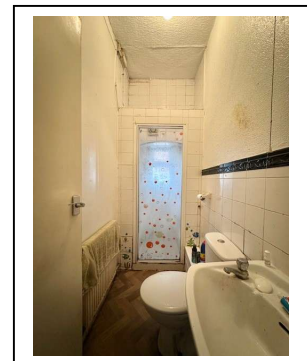
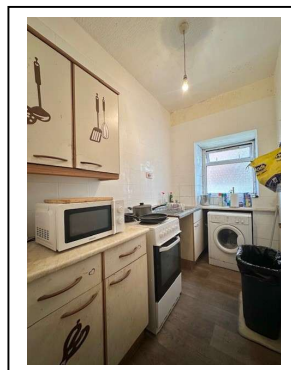
Hallway.

Lounge.

Kitchen with wall and base units – Combi Boiler.

Double Bedroom.

Bathroom comprising shower sink and toilet.



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EXTERIOR: Enclosed communal yard to the rear, parking for 4 motor vehicles.
Enclosed concreted area to the front.

AGENTS NOTES: The property has double glazing and gas central heating. Each flat has its own separate utilities, all flats have their own Combi Boiler. The tenants pay their own water rates and council tax. All the flats have EPC ratings of C. Sales are subject to the fees, terms and conditions of Pattinson Auctions.

BUSINESS: We have been informed that Flat 1 currently draws £398.67 per calendar month, Flat 2 currently draws £400 per calendar month, Flat 3 currently draws £400 per calendar month and Flat 4 currently draws £400 per calendar month. The property currently draws £19,200 per annum. The landlord has been in ownership since 2003.

TENURE: Freehold.

STARTING BID: £140,000

VIEWING: By appointment through Kenricks 01253 420420.

