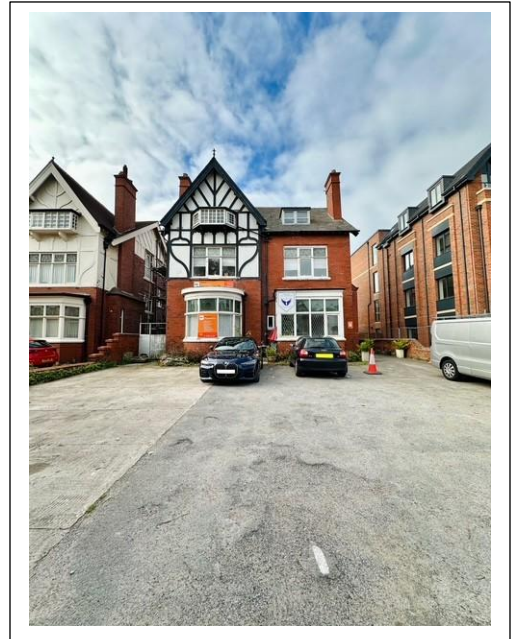


**286 Clifton Drive
St Annes on Sea**

REF: INV454M

- * **Investment Property**
- * **Comprising 2 x Retail Units and 7 Self-Contained Permanent Flats**
- * **St Annes On Sea**
- * **Prominent Town Centre Location**
- * **Substantial 3 Storey Detached Property**
- * **Passenger Lift (Currently Not in Operation)**
- * **Priced to Sell**
- * **Ideal Project for Developer**
- * **Car Parking for 10 Motor Vehicles**
- * **Viewing Highly Recommended**



DESCRIPTION: Kenricks are delighted to offer this substantial Investment Property for Sale.

This Substantial 3 Storey Property comprises of 2 retail units and 7 self contained flats. One of the retail units is let and one is currently being used by a family member but will be offered with vacant possession. 4 of the flats are currently let and the further 3 flats are undergoing renovation.

The property is situated in the popular residential location of Clifton Drive, just outside the town centre of St Annes on Sea.

Viewing Highly Recommended.

REF: INV454M

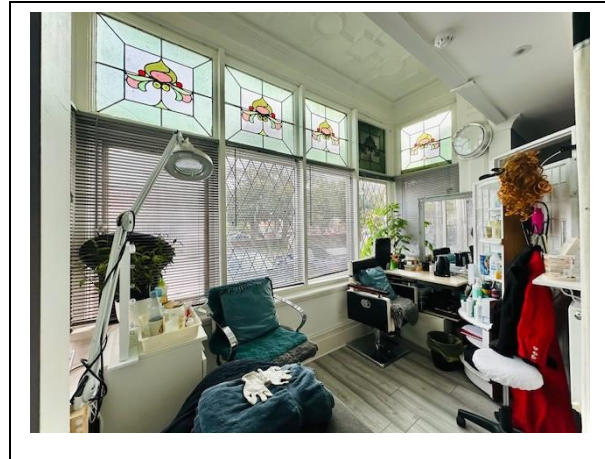
Retail Unit

Ground Floor

Treatment Room.
Smaller Treatment Room.
Back Wash.
Store Area

Retail Unit 2

Treatment Room.
WC.
Small Laundry.



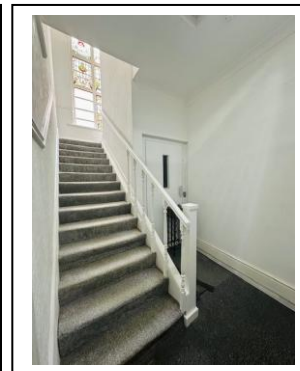
Separate Entrance 1 Leading to 5 x Flats

Ground Floor

Main Communal Entrance leading to:
Hallway. Lift (currently not in use).

Flat 5 (Needs some renovation)

Open Plan Lounge/Kitchen
Conservatory leading to
Garden
Shower and Toilet.
Separate Bathroom comprising
3-piece suite with shower over bath.
2 x Double Bedrooms.



First Floor

Flat 1

Open Plan Lounge / Kitchen.
Double Bedroom 1.
Jack and Jill Bathroom comprising
3-piece suite with shower over bath.
Double Bedroom 2.

Flat 2

Hallway
Open Plan Lounge / Kitchen
Double Bedroom.
Double Bedroom with WC and access to Private Balcony.
Bathroom comprising 3-piece suite with shower over bath.



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Second Floor

Flat 3

Open Plan Lounge / Kitchen.

Double Bedroom x 2.

Bathroom comprising 3-piece suite with shower over bath.

Flat 4 (Split Level Maisonette)

Open Plan Lounge / Kitchen.

Bathroom comprising 3-piece suite with shower over bath.

Double Bedroom

Stairs leading to:

Double Bedroom with Private Balcony with Sea View.

Separate Entrance

Leading to:

Ground Floor Flat (2 Bedroom) and First Floor Flat (2 Bedroom) Currently undergoing renovations.

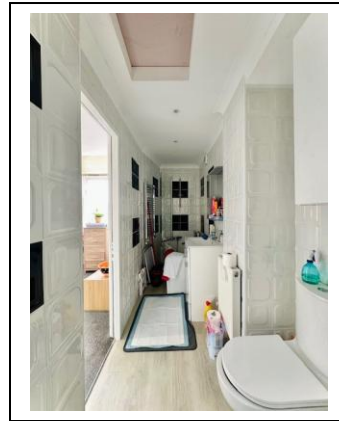
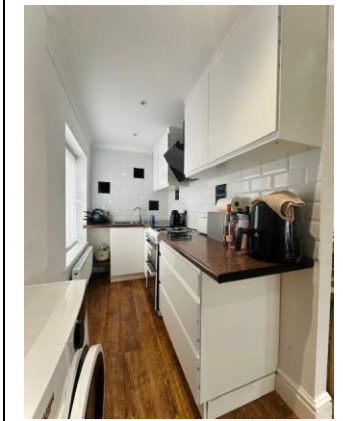
EXTERIOR: Car Park to the front of the property with parking for 10 motor vehicles. Generous Yard / Garden Area to the rear which can be accessed by 2 of the flats.

BUSINESS: Flat 1,2,3 and 4 each draws £8,340 per annum (£33,360 in total) Flat 5, 6 and 7 are currently under renovation. Fully let and with a slight rental uplift the flats would draw £63,840 per annum. One of the commercial units is let at £7,200 per annum and there is also scope to let the second unit (currently used by a family member) at a rent of £7,200 per annum.

TENURE: Freehold

PRICE: £900,000

VIEWING: By appointment through Kenricks 01253 420420.



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