

**113 – 115 Central Drive
Blackpool**

REF: INV455M

- * Investment Property Comprising Ground Floor Retail Unit with Living Accommodation Above
- * Central Blackpool
- * Busy All Year-Round Trading Location
- * 3 Storey Terraced Property
- * Double Fronted Shop
- * Retail Unit Draws £9,000 per annum
- * Potential to Increase Income
- * Priced to Sell
- * Viewing Recommended



DESCRIPTION: **FOR SALE BY ONLINE AUCTION** On behalf of Pattinson Auctions, Kenricks are pleased to offer this Investment Property for sale.

The property comprises a Ground Floor Retail Unit which is currently trading as a mini market and 2 storey living accommodation above.

This 3-storey property is situated in a row of shops in the busy and popular trading location of Central Drive in Central Blackpool, just a short walk from Blackpool Tower, Town Centre and amenities.

Viewing Recommended.

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Ground Floor (approx. 542 sq. ft.)

Main Shop with tiled and laminate flooring, shelving to the walls, suspended ceiling and air conditioning.

Preparation area approx. (134 sq. ft) with worktops and refrigerated display counter.

Walk in fridge/chiller (approx. 137 sq. ft).

Internal Staircase Leading to Private Accommodation

First Floor – Private Accommodation

Lounge (approx. 270 sq. ft)

Fitted kitchen (approx. 249 sq. ft) with fitted wall and base units

Office area (approx. 92 sq. ft)

Bathroom comprising 4-piece suite with wash basin, bidet, bath and toilet.

Toilet

Second Floor

Master Bedroom (approx. 191 sq. ft) with built in robes

Double Bedroom (approx. 170 sq. ft)

EXTERIOR: Yard to the rear.

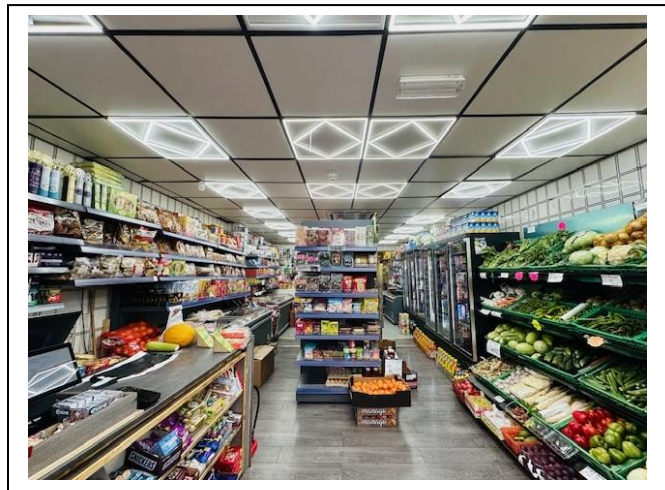
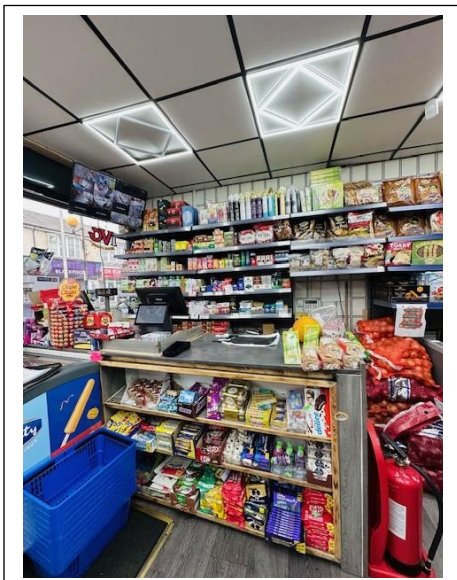
AGENTS NOTES: Sale subject to the fees, terms and conditions of Pattinson Auctions.

BUSINESS: We are informed if let the ground floor retail unit is currently let at a rent of £9,000 per annum.

TENURE: Freehold.

STARTING BID: £140,000

VIEWING: By appointment through Kenricks 01253 420420.



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