

**119 Whitegate Drive,
Blackpool**

REF: INV132M

- * **Vacant Investment Property Comprising Shop and Separate 2 Bed Apartment**
- * **Central Blackpool**
- * **Busy All Year Round Trading Location**
- * **When Let Draws £13,560 per annum**
- * **Priced to Sell**
- * **New Roof Fitted 2001**
- * **Viewing Recommended**



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

The property comprises a Ground Floor Empty Retail Unit and a 2 Bedroom Duplex Apartment.

This 2 storey property is situated in the desirable and popular trading location of Whitegate Drive in Central Blackpool.

We are informed a new roof was fitted in 2021 and has just been fitted with a new boiler.

Viewing recommended.

Ground Floor (approx. 706sq ft)

Main Entrance leading to:

Open Plan Shop Area with wood effect flooring and counter.

Rear Office.

Storeroom x 3.

Toilet.

Separate Entrance leading to Apartment:

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First Floor Apartment

Lounge with laminate flooring.

Fitted Kitchen with wall and base units.

Bedroom.

Bathroom with three-piece suite and shower over bath.

Second Floor

Bedroom with Velux window.

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

BUSINESS: Empty Retail Unit is being currently offered at a Rent of £455 per calendar month. The apartment above is currently vacant but could be let for £675 per calendar month. The property could draw £13,560 per annum.

TENURE: Freehold.

STARTING BID: £110,000

VIEWING: By appointment through Kenricks 01253 420420.

