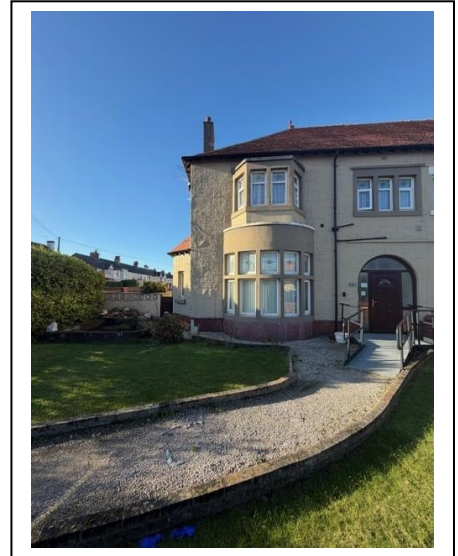


**473 Lytham Road
Blackpool**

REF: INV486M

- * **Investment Property Comprising 6 Tenanted Self-Contained Permanent Flats**
- * **South Shore Blackpool**
- * **Substantial Corner Property**
- * **Desirable Location**
- * **Close to Shops & Amenities**
- * **2 Garages Currently Let**
- * **Currently Draws £28,239.84 per annum**
- * **Viewing Recommended**



DESCRIPTION: **FOR SALE BY AUCTION** On Behalf of Pattinson Auctions, Kenricks are delighted to offer this substantial corner Investment property for sale.

The property comprises 6 tenanted permanent self-contained flats situated in the desirable location of Lytham Road, being close to Highfield Road shops and amenities.

All currently let on Assured Shorthold Tenancy Agreements to long standing tenants.

Ground Floor

Flat A

Lounge/Kitchen/Diner
Bedroom with built in robes
Shower and Toilet

Flat B

Lounge
Kitchen/Diner
Bedroom with walk in wardrobe
Bathroom comprising of a 4-piece suite of bath, shower, toilet, and wash basin.

REF: INV486M

First Floor

Flat 1

Lounge/Kitchen
Bedroom
Shower and Toilet

Flat 2

Lounge/Diner/Bedroom
Kitchen
Shower and Toilet

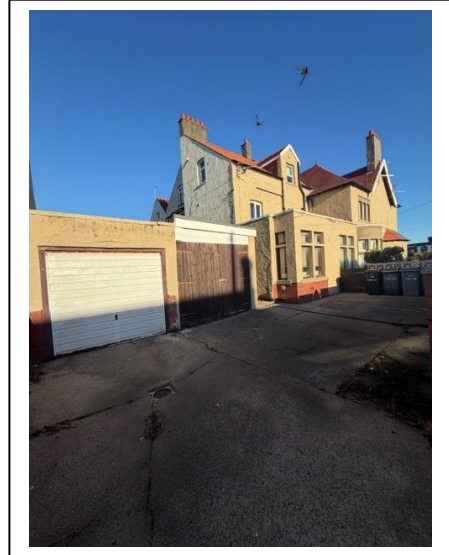
Flat 3

Lounge/Bedroom
Kitchen
Shower and Toilet

Second Floor

Flat 4

Lounge/Kitchen
Bedroom
Shower and Toilet



EXTERIOR: Garden area to the front. Yard to the rear with 2 garages

AGENTS NOTES:

Landlord fed electricity supply (Metro meters installed in all flats)
Central Heating installed in the ground floor flat, electric panel heaters in the other flats and the property has double glazing.
Sale subject to the fees, terms and conditions of Pattinson Auctions.

We are informed that

Flat A Draws £440.00 p c m

Flat B Draws £433.33 p c m

Flat 1 Draws £368.33 p c m

Flat 2 Draws £325.00 p c m

Flat 3 Draws £368.33 p c m

Flat 4 Draws £368.33 p c m

Both the garages are let together at £50.00 p c m

TENURE: Freehold

STARTING BID: £260,000

VIEWING: By appointment through Kenricks 01253 420420

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