

**231 Dickson Road
Blackpool**

REF: INV481M

- * **Investment Property**
- * **Comprising Leased Shop
& A Vacant 2 Bedroom Apartment Above**
- * **North Shore, Blackpool**
- * **Close to Promenade with Sea Views**
- * **In Good Order Throughout**
- * **Apartment Recently Renovated**
- * **Busy All Year-Round Trading Location**
- * **Priced to Sell**
- * **Viewing Highly Recommended**



DESCRIPTION: **FOR SALE BY ONLINE AUCTION** On behalf of Pattinson Auctions, Kenricks are pleased to offer this Investment Property for Sale, which consists of a Leased Ground Floor Retail Unit and a Vacant 2-Bedroom Apartment above.

The ground floor shop is currently leased at an annual rent of £3,796 but has potential for rental uplift. The first-floor apartment has been recently renovated throughout, with newly plastered walls, a new fitted kitchen, new bathroom units and is newly painted. The apartment is offered with vacant possession but could potentially be let for approximately £700.00 per calendar month.

Viewing highly recommended.

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Ground Floor (Approx 864.87 sq ft)

Main Entrance leading to

Main Retail Unit (Approx. 423.98 sq. ft.) with counter area and suspended ceiling with concealed lighting.

Rear Retail Area (Approx 207.58 sq. ft.) Leading to:

Second Rear Retail Area / Storage Area (Approx 80.24 sq. ft.)

Small Rear Room with Kitchenette (Approx 46.91 sq. ft.)

Storage Area (Approx 50.35 sq. ft.)

2 x Toilet Cubicles and Sink Area. (Approx. 55.81 sq. ft.)

Access to the Rear Yard.

Separate Ground Floor Entrance leading to: First Floor Apartment:

Ground Floor

Hall with Storage Cupboard.

Staircase leading to:

First Floor

Spacious New Fitted Kitchen with freshly plastered walls and ceiling with concealed spotlight lighting.

Bathroom with 3-piece suite comprising bath with shower overhead, toilet and sink.

Lounge.

Master Bedroom with sea views.

Bedroom 2 with sea views.

EXTERIOR: Forecourt Area and Yard Area to the rear.

AGENTS NOTES: The apartment has central heating and is double glazed.

The retail unit is protected by electric roller shutters.

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

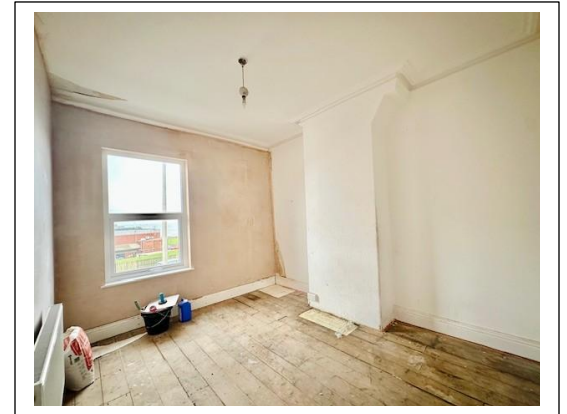
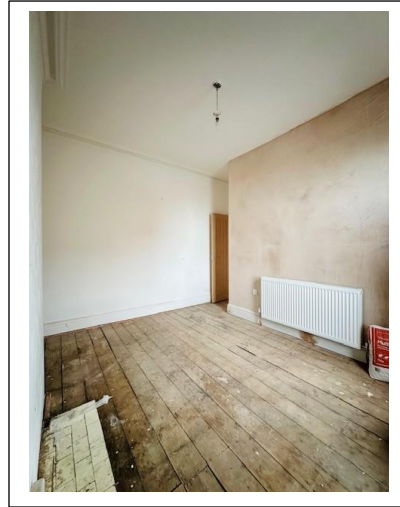
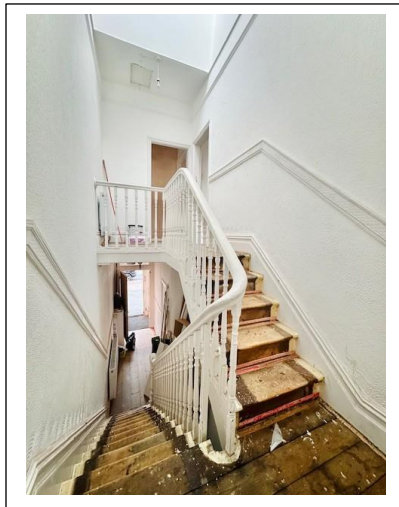
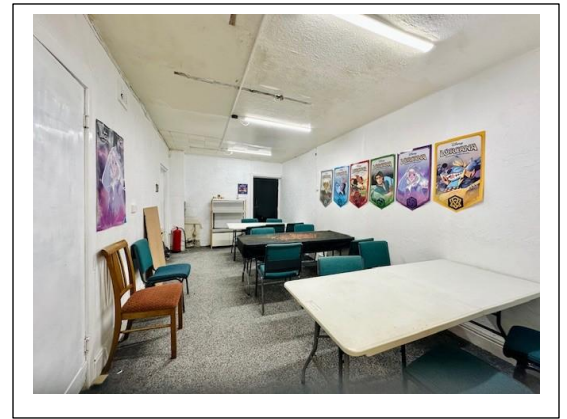
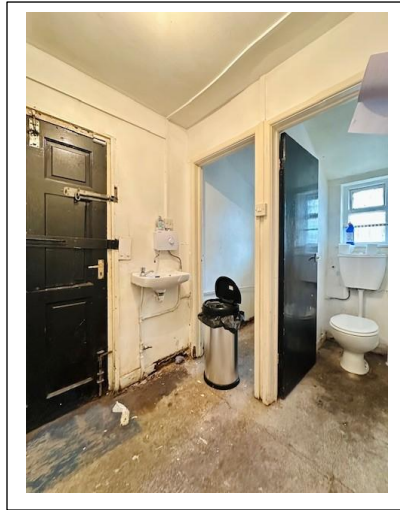
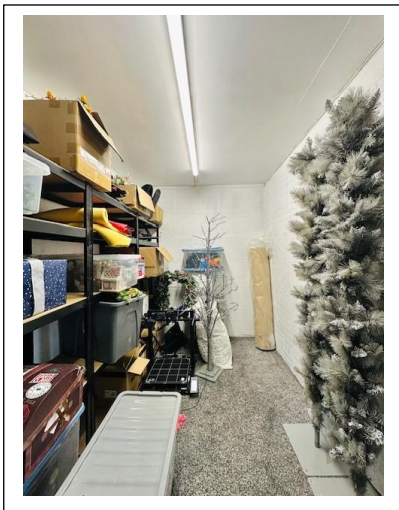
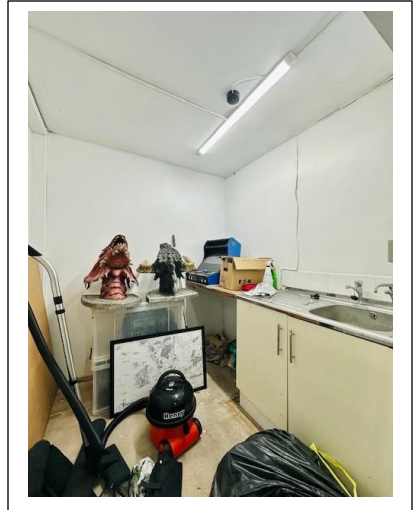
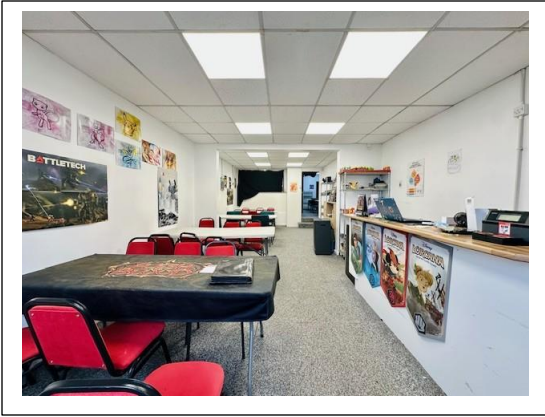
BUSINESS: The ground floor unit is let on a 2-year lease at an annual rent of £3,796 but has potential for rental uplift. The first-floor apartment is currently vacant but could potentially draw £700.00 per calendar month.

TENURE: Freehold.

STARTING BID: £110,000

VIEWING: By appointment through Kenricks 01253 420420.

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