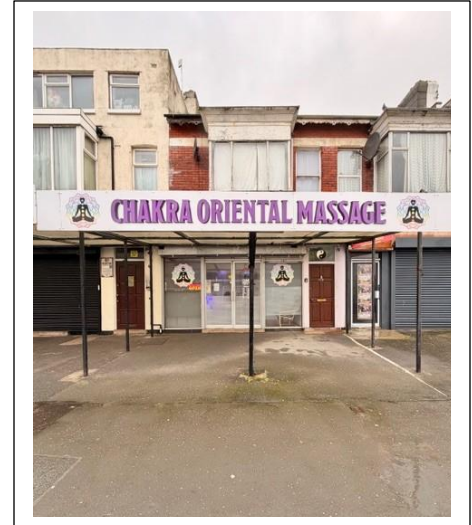


**173 & 173a Lytham Road
Blackpool**

REF: INV493M

- * Investment Property Comprising Massage Parlour and Separate 3 Bedroom Self-Contained Flat**
- * Central, Blackpool**
- * Busy All Year-Round Trading Location**
- * Substantial 2 Storey Property**
- * Priced to Sell**
- * In Good Throughout**
- * Viewing Recommended**



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

This substantial 2 storey property comprises a Massage Parlour and a Separate 2 Storey 3 Bedroom Self-Contained Flat.

The property is situated on the busy all year-round trading location on Lytham Road, Blackpool, being close to Blackpool Town Centre, Promenade and amenities.

Viewing Recommended.

Ground Floor

Main Entrance leading to:

Reception Room (Approx. 109 sq. ft.) with feature counter, laminate flooring, and suspended ceiling with concealed lighting, leading to:

3 x Treatment Rooms (Approx. 66 sq. ft. each) with concealed lighting and laminate flooring.

Second Entrance to staircase which leads to the flat.

Separate Ground Floor Street Entrance leading to:
Hallway and Staircase

REF: INV493M

First Floor- Flat

Double Bedroom.

Bathroom with 3-Piece Suite comprising Shower, Toilet and Sink.

Lounge.

Fitted Kitchen with laminate flooring.

Second Floor

2 x Double Bedrooms with vaulted ceilings.

EXTERIOR: Forecourt Trading Area. On Street Parking.

AGENTS NOTES: The property has electric heating and is protected by roller shutters.

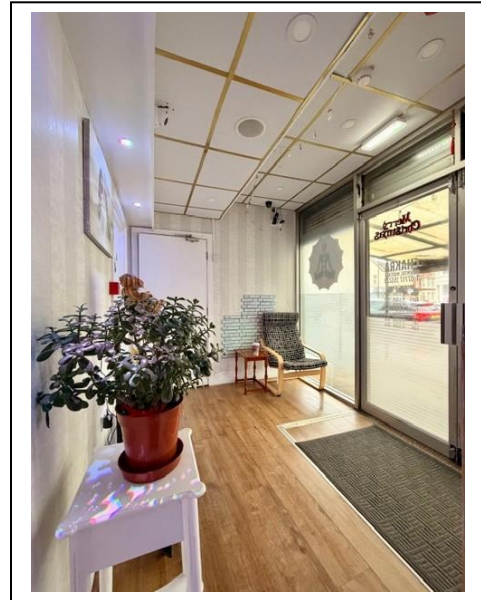
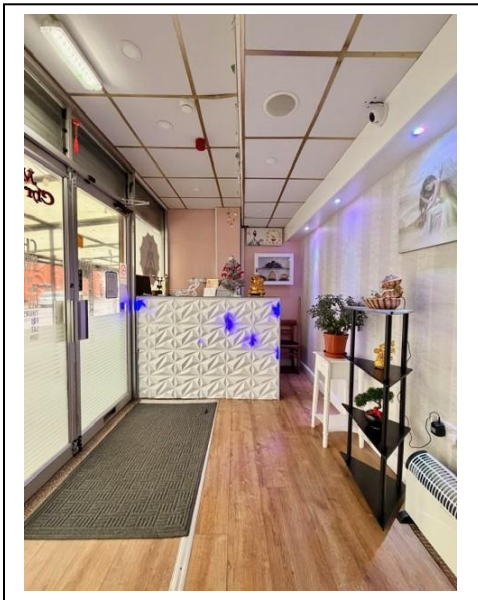
Sale subject to the fees, terms and conditions of Pattinson Auctions.

BUSINESS: We have been informed that the massage parlour and flat are both currently let to the same tenant on a 5-year lease agreement with 2 years remaining at a rent of £850 per calendar month. We are informed there is a ground rent applicable of £1000 per annum for the retail unit and £500 per annum for the residential accommodation.

TENURE: Virtual Freehold of 999 years commencing 2020.

STARTING BID: £85,000

VIEWING: By appointment through Kenricks 01253 420420



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