

**111 Buchanan Street
Blackpool**

REF: INV484M

- * Investment Property Comprising Ground Floor Warehouse plus 1 x 4 Bedroom Apartment & 1 x 3 Bedroom Apartment**
- * Central Blackpool**
- * Busy All Year-Round Trading Location**
- * Substantial 3 Storey Property**
- * 3 Phase Electricity**
- * Warehouse Suitable for a Number of Uses**
- * Car Parking for 5 Motor Vehicles to the Front**
- * Garage to the Rear for 2 Motor Vehicles**
- * Priced to Sell**
- * Viewing Recommended**



DESCRIPTION: **ONLINE AUCTION SALE** On behalf of Pattinson Auctions Kenricks are delighted to offer this Investment Property for Sale.

This substantial 3 storey property comprises of a ground floor Warehouse plus 1 x 4-bedroom Apartment to the first floor and 1 x 3-bedroom Apartment to the second floor.

Phase 3 Electricity is supplied to the building.

The ground floor warehouse, the first floor apartment and garage are currently vacant, there is potential to increase the annual income.

The second floor apartment is currently tenanted to a long standing tenant at a rent of £7,200 per annum with potential for a rental uplift.

Viewing is recommended.

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Ground Floor (Approx. 1.950 sq. ft.)

Main Entrance leading to:
Open Plan Warehouse with a refrigeration unit and
Mezzanine Storage Area
Archway to second Storage Area
2 x Offices
3 x Storage Rooms

Separate Entrance leading to:

First Floor

Apartment 1 (In Need of Modernization)

Hallway
Open Plan Lounge / Dining Room/ Kitchen with fitted wall and base units.
Balcony
4 x Double Bedrooms.
Bathroom with 4-piece suite comprising corner bath, shower, toilet and sink with laminate flooring.

Staircase leading to:

Second Floor

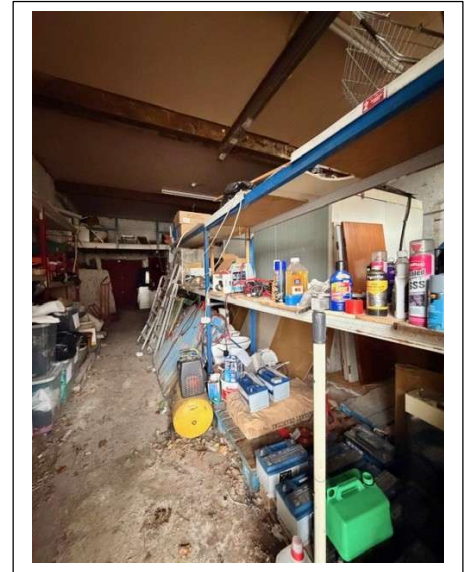
Apartment 2

Hallway
Open Plan Lounge / Dining Room / Kitchen with fitted wall and base units.
Balcony
2 x Double Bedrooms.
1 x Single Bedroom
Bathroom with 4-piece suite comprising corner bath, shower, toilet and sink with laminate flooring.

EXTERIOR: Garage to the rear for 2 motor vehicles. Car Parking for 5 motor vehicles to the front.

AGENTS NOTES: Double Glazing and Gas Central Heating supplied to both apartments. Sale subject to the fees, terms and conditions of Pattinson Auctions.

BUSINESS: We have been informed that Apartment 2 currently generates £600 pcm, when let the Warehouse could generate £12,000 per annum, the 2 x Garages when let could generate £60 pcm each and Apartment 1 when let could generate £850 pcm. Potential Annual Income £30,840.

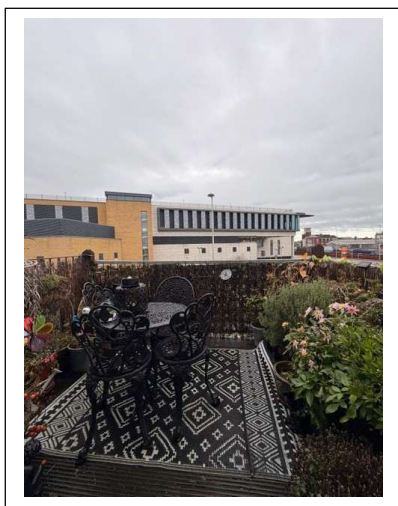
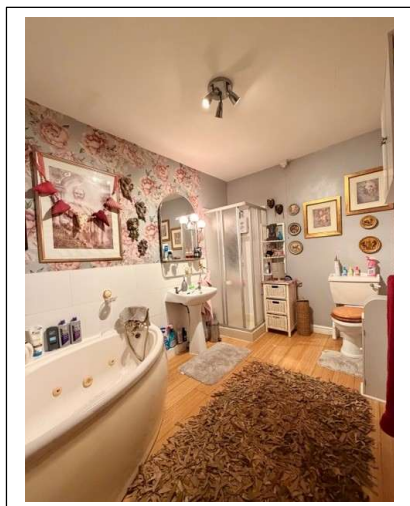
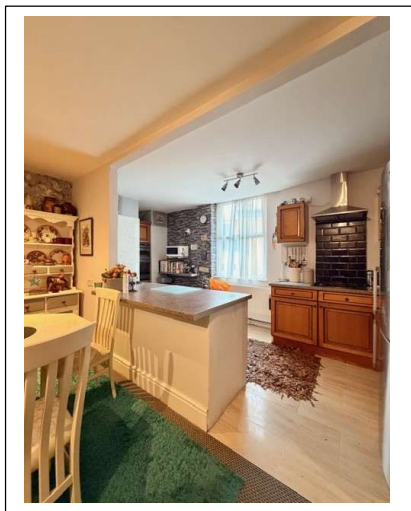
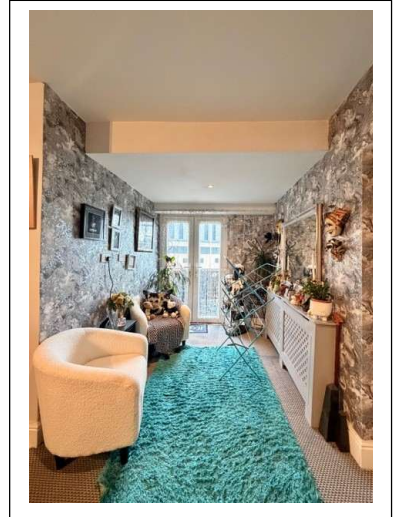


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TENURE: Freehold

STARTING BID: £165,000

VIEWING: By appointment through Kenricks 01253 420420



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