

**432 Talbot Road
Blackpool**

REF: INV349M

- * Investment Property Comprising an Empty Retail Unit & Separate Tenanted 2 Bedroom Self-Contained Flat**
- * Central, Blackpool**
- * Busy All Year-Round Trading Location**
- * Substantial 2 Storey Property**
- * Priced to Sell**
- * When Fully Let Could Draw in the Region of £14,300**
- * In Good Order 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 an empty retail unit and a separate tenanted 2 Bedroom Self-Contained Flat.

The property is in good order throughout and needs to be viewed to be fully appreciated.

Ground Floor

Open Plan Main Shop with UPVC cladded ceiling with concealed lighting and wrap around counter.

Rear Retail Area.

2 Storage Rooms.

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Separate Entrance to the rear with staircase leading to:

First Floor Flat

Hallway.

Lounge / Dining Area with feature fireplace.

Master Bedroom.

Single Bedroom.

Fitted Kitchen with wall and base units leading to Roof Top Terrace.

Bathroom comprising 4-piece suite with Bath, Shower Cubicle, Sink and Toilet.

EXTERIOR: Roof Top Terrace accessed by the flat. Toilet. Single Garage.

AGENTS NOTES: The property has double glazing, electric heating and 3 phase electricity.

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

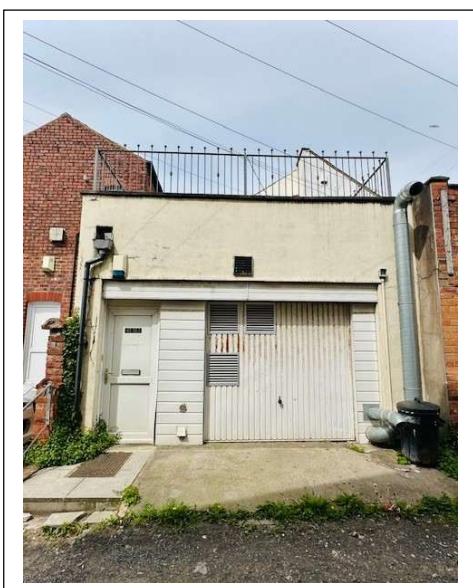
BUSINESS: The empty retail unit is currently being offered at a rent of £6,500 per annum. The flat is currently let and draws a rent of £650 pcm.

The property when fully let could draw in the region of £14,300 per annum.

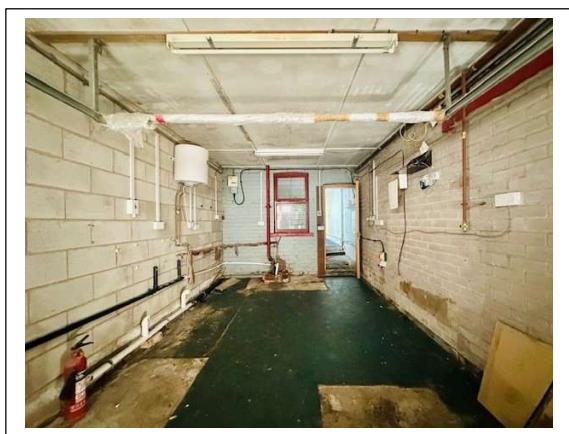
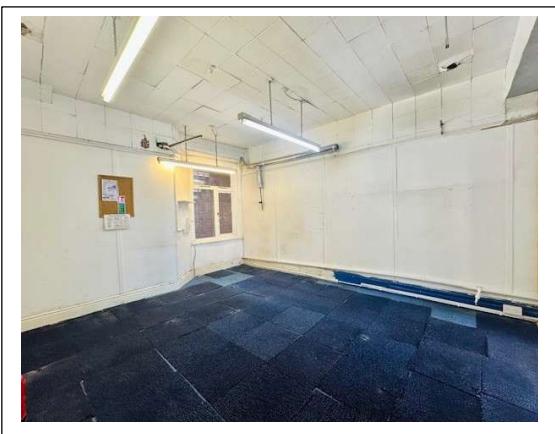
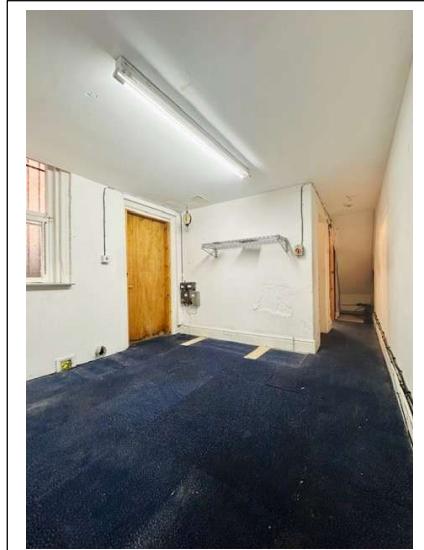
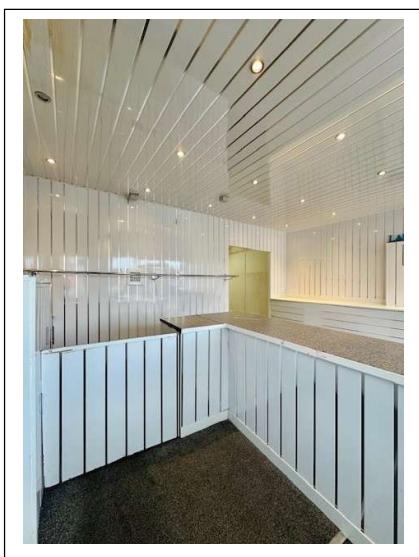
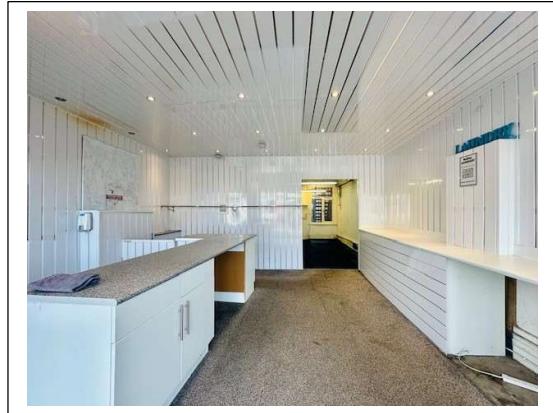
TENURE: Freehold.

STARTING BID: £85,000

VIEWING: By appointment through Kenricks 01253 420420.



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