

**311 & 311a Church Street
Blackpool**

REF: INV480M

- * Investment Property Comprising Former Nail / Beauty Salon and Separate 2 Bedroom Self-Contained Flat**
- * Central, Blackpool**
- * Busy All Year-Round Trading Location**
- * Substantial 2 Storey Property**
- * Priced to Sell**
- * In Lovely Order Throughout**
- * Viewing Highly 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 former Nail / Beauty Salon and Separate 2 Bedroom Self-Contained Flat.

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

Ground Floor

Main Salon with concealed lighting and vinyl flooring.
3 Treatment Rooms with concealed lighting and vinyl flooring.
Kitchen.
Toilet.

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Separate Entrance with staircase leading to:

First Floor Flat

Lounge / Dining Area.

Hallway.

Master Bedroom.

Fitted Kitchen with wall and base units.

Bedroom.

Bathroom comprising double shower, vanity sink unit, toilet and vinyl flooring.

EXTERIOR: Small Yard to rear of salon. Car parking space for 2 motor vehicles.

AGENTS NOTES: The property has double glazing, electric heating and an L2 Fire Alarm System installed.

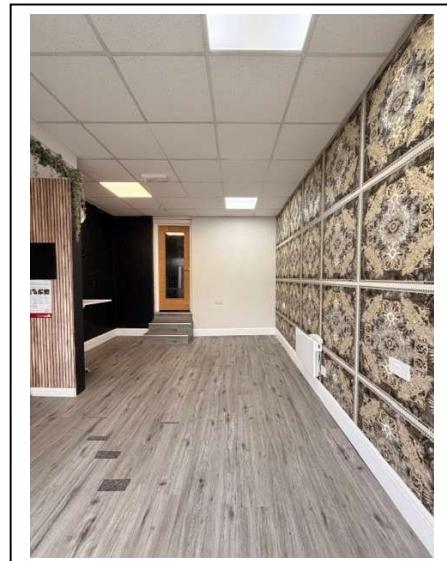
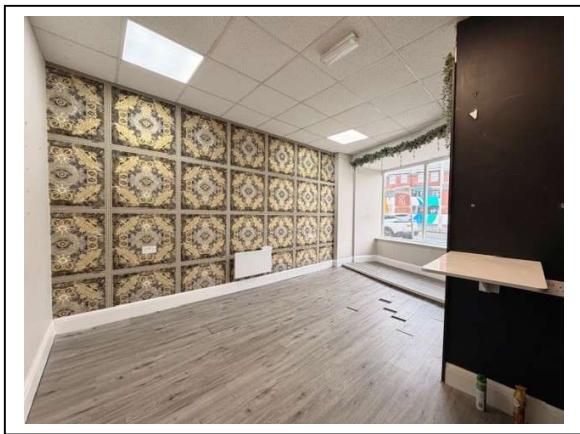
Sale subject to the fees, terms and conditions of Pattinson Auctions.

BUSINESS: We have been informed that the former nail / beauty salon is currently vacant. The Flat is occupied on a shorthold tenancy agreement.

TENURE: Freehold.

STARTING BID: £125,000

VIEWING: By appointment through Kenricks 01253 420420.



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