

**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.

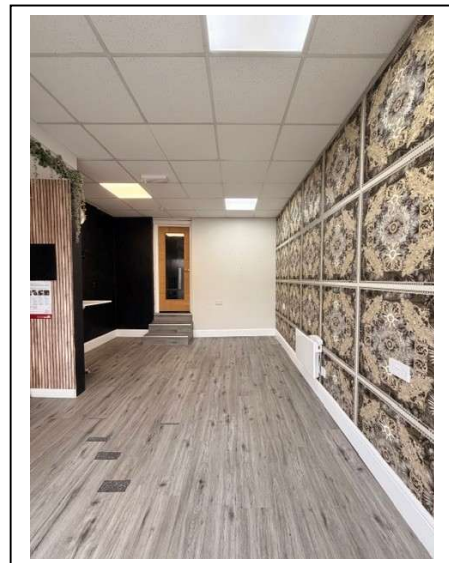
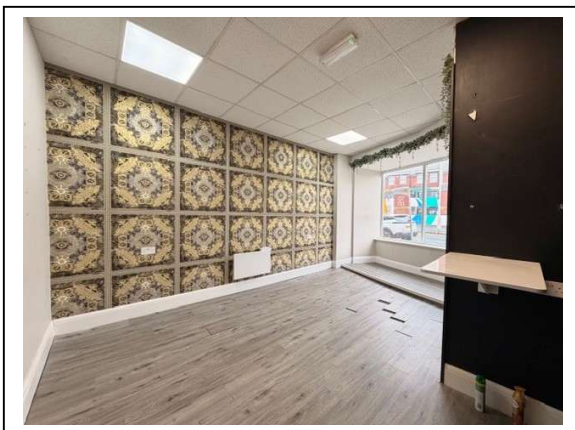
Sale subject to the fees, terms and conditions of Pattinson Auctions.

**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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