

**45a Milbourne Street  
Blackpool**

**REF: INV532M**

- \* Investment Property**
- Comprising 2 x Self Contained Apartments**
- \* Town Centre, Blackpool**
- \* Adjacent to the new University Development Site**
- \* End Terrace Property**
- \* In Good Order Throughout**
- \* Priced to Sell**
- \* Excellent Potential**
- \* Viewing Highly Recommended**



**DESCRIPTION: \*\*FOR SALE BY ONLINE AUCTION\*\*** On behalf of Pattinson Auctions, Kenricks are pleased to offer these 2 x Self-Contained Apartments for sale.

This end terrace property is situated in the town centre, directly opposite the new proposed University Development site which is earmarked for completion in 2027. The property is close to all the main town centre amenities and attractions.

The property is in good order throughout and both apartments are currently let.

Viewing Highly Recommended

**Ground Floor**

Communal Entrance leading to:

**REF: INV532M**

**Flat 1**

Hallway

Lounge

Fitted Kitchen with wall and base units and vinyl flooring.

Double Bedroom with fitted robes.

Bathroom comprising shower, toilet and sink with ceramic tiled walls and vinyl flooring.

**Flat 2**

Ground floor Entrance

Internal Staircase leading:

**First Floor**

Hallway

Lounge

Fitted Kitchen with wall and base units, ceramic tiled walls and vinyl flooring.

Double Bedroom.

Double Bedroom

Bathroom comprising 3-piece suite with bath with shower, toilet and sink, ceramic tiled walls and vinyl flooring.



**EXTERIOR:** Enclosed yard to rear. Garage which is currently bricked up and used for storage. Enclosed paved garden to the front.

**AGENTS NOTES:** The property has double glazing and gas central heating. Each apartment has its' own Combi Boiler. L2 Fire system.

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

**BUSINESS:** The ground floor apartment is let at a rent of £455 pcm. and the first-floor apartment is let at a rent of £476.67 pcm. to a long term tenant. The whole property draws an income of £11,180 per annum.



**TENURE:** Freehold.

**STARTING BID:** £100,000

**VIEWING:** By appointment through Kenricks 01253 420420.

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