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143 Lytham Road, Blackpool FY1 6DL

GUIDE PRICE **£45,000+***

VACANT COMMERCIAL

- Mixed use property
- Partially let producing £4,420 per annum
- Potential when fully let being in excess of £14,820pa
- Double glazing

A three storey plus basement middle terraced property comprising a ground floor retail unit together with a two bedroomed flat above accessed via a separate front entrance. The property benefits from double glazing. To the rear of the property there is a converted garage which provides one bedroomed accommodation, this is currently let by way of an Assured Shorthold Tenancy producing £4,420 per annum. Following upgrade and modernisation the potential income when fully let being in excess of £14,820 per annum.

Situated Fronting Lytham Road in a popular and well established location, within a parade of mixed use properties, close to local amenities and transport links. Approximately 2 miles from Blackpool Centre.

Basement

Ground Floor Shop Main sales area, Shower and WC. Separate front entrance

First Floor Flat Lounge, Kitchen, Bedroom, WC.

Second Floor Bedroom, Bathroom/WC.

Outside Rear yard. Converted Garage – Lounge, Kitchen, Bedroom, Bathroom/WC.

Note Please note Sutton Kersh have not internally inspected the property, all information has been provided by the seller.

