



## Retail in FY1

Dickson Road, Blackpool, Blackpool,  
Lancashire, FY1 2JH

**£110,000** Starting Bid

Tenure

**Freehold**

Off Street parking

## Property features

- ✓ Investment Property
- ✓ Comprising Leased Shop & A Vacant 2 Bedroom Apartment
- ✓ North Shore, Blackpool
- ✓ Close to Promenade with Sea
- ✓ In Good Order Throughout

## Description

For sale via secure sale online bidding - terms and conditions apply.

On behalf of Pattinson Auctions, Kenricks are pleased to offer this Investment Property for Sale, which consists of a Leased Ground Floor Retail Unit and a Vacant 2-Bedroom Apartment above.

The ground floor shop is currently leased at an annual rent of £3,796 but has potential to be increased. The first-floor apartment has been recently renovated throughout to a high standard, with newly plastered walls, a new fitted kitchen, new bathroom units, new carpets and painted. The apartment is currently vacant, however could be let for approximately £800 per calendar month.

Viewing highly recommended.

Please note we have not inspected this property.

Price: Starting Bid £110,000

Property Type: Retail

Business Type: Residential Investments

Parking: Off Street

## Location

North Shore, Blackpool, close to promenade with sea views

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## Accommodation - Ground

Main Entrance leading to:

Main Retail Unit (Approx. 423.98 sq. ft.) with counter area and suspended ceiling with concealed lighting.

Rear Retail Area (Approx 207.58 sq. ft.) Leading to:

Second Rear Retail Area / Storage Area (Approx 80.24 sq. ft.)

Small Rear Room with Kitchenette (Approx 46.91 sq. ft.)

Storage Area (Approx 50.35 sq. ft.)

2 x Toilet Cubicles and Sink Area. (Approx. 55.81 sq. ft.)

Access to the Rear Yard.

Separate Ground Floor Entrance leading to: First Floor Apartment:

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## Accommodation - First Floor

Spacious New Fitted Kitchen with concealed spotlight lighting.

Bathroom with 3-piece suite comprising bath with shower overhead, toilet and sink.

Lounge.

Master Bedroom.

2 Double Bedrooms both with sea views.



## Exterior

Forecourt Area and Yard Area to the rear.



## Tenure

Freehold, title number LA407493



## BUSINESS

The ground floor unit is let on a 2-year lease at rent of £3,796 pa. but has potential to increase. The first-floor apartment is currently vacant but could draw £800 per calendar month.



## EPC

Rating C.



## Council Tax

Council tax band A



## Rateable Value

Current rateable value (1 April 2023 to present) £4,200  
Sourced from VOA



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## Additional Information

For further information please contact our office directly on 0191 737 1154, or alternatively via email on [commercial@pattinson.co.uk](mailto:commercial@pattinson.co.uk). With regards to viewing subject property, this is to be done strictly by appointment.



Dickson Road, Blackpool, Blackpool, Lancashire, FY1 2JH

Contact your local branch today for more information on this property:

**11 Millington Road, Hayes, Middlesex, UB3 4AZ, Tel: 0800 500 3196, [www.adanestates.co.uk](http://www.adanestates.co.uk)**

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