



## Retail in FY1

Lytham Road, Blackpool, Blackpool, FY1 6DU

**£120,000** Starting Bid

Tenure

**Freehold**

Off Street parking

## Property features

- ✓ Mixed use investment opportunity
- ✓ Two Residential Flat & Ground Floor Commercial Unit
- ✓ Vacant Possession

## Description

\*For sale via secure sale online bidding: terms and conditions apply.\*

Prime mixed-use investment opportunity, Consisting of a commercial ground floor shop & two residential apartments in a bustling location with high foot traffic. Features roller shutters, basement for storage, and versatile layout. Ideal for boutique shop, service provider, or online business. Strategic site in vibrant area.

Residential Flat- Second Floor;

This well-presented one-bedroom flat offers an excellent opportunity for both first-time buyers and investors, situated on the second floor above a retail unit in a highly convenient location close to local amenities, transport links and the popular promenade.

The property is accessed via a communal entrance leading to a landing, which in turn provides access to the private hallway. The open-plan kitchen and living area is bright and welcoming, with ample space for both relaxation and dining, and is fitted with a range of modern units and integrated appliances, making it ideal for contemporary living. The bedroom is generously proportioned and provides a peaceful retreat, while the bathroom is fitted with a modern suite including a panelled bath with shower over, a wash basin and WC, all finished to a high standard. The flat benefits from double glazing and electric heating throughout, ensuring comfort and energy efficiency.

The layout is thoughtfully designed to maximise the available space, creating a comfortable and functional home with a neutral décor that will appeal to a wide range of tastes. The location is perfect for those seeking the convenience of town centre living, with shops, cafes and public transport all within easy reach, as well as quick access to the seafront for leisure and recreation. Offered with no onward chain, the property is ready for immediate occupation and presents a straightforward purchase process.

EPC Rating: E

Residential Flat - First Floor;

well-presented one-bedroom first floor flat offers an excellent opportunity for first-time buyers, investors, or those seeking a convenient base close to the heart of town.

Situated above a retail unit, the property benefits from a prime location with easy access to local amenities, transport links, and the vibrant promenade, making every-day living both practical and enjoyable. Upon entering the flat, a welcoming landing and hallway provide access to all principal rooms. The spacious kitchen and living area is designed for modern open-plan living, featuring ample space for both relaxation and dining, as well as a well-appointed kitchen area with fitted units and integrated appliances (subject to confirmation).

The double bedroom is generously sized, allowing for a range of furniture and offering a peaceful retreat. The bathroom is fitted with a contemporary suite, including a bath with shower over, wash basin, and WC, all finished to a good standard. The property is offered with no onward chain, providing a straightforward purchase process for prospective buyers. It is being sold using the Modern Method of Auction, which is a flexible and transparent way to buy property, giving all parties the opportunity to secure the flat within a defined timescale. Additional features include double glazing and electric heating (where specified), ensuring comfort throughout the year.

The flat's central location means that a variety of shops, cafes, and public transport options are within easy reach, while the nearby promenade offers the chance to enjoy the local atmosphere and amenities. Whether you are looking for your first home, a buy-to-let investment, or a convenient town centre base, this property combines a practical layout with a sought-after location.

EPC Rating: E

Price: Starting Bid £120,000

Property Type: Retail

Business Type: Residential Investments

Parking: Off Street

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

## Description

Prime mixed-use investment opportunity, Consisting of a commercial ground floor shop & two residential apartments.

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## Location

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## EPC's

Flat's - Rating E

Commercial - Rating C

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## Tenure

Two Leasehold Flats & 1 Freehold Commercial Unit

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## Additional Information

For further information please contact our office direct on 0191 737 1154, or alternatively via e-mail on [commercial@pattinson.co.uk](mailto:commercial@pattinson.co.uk). With regards to viewing the subject property, this is to be done strictly by appointment through Keith Pattinson Commercial department. Please contact us to arrange an internal inspection, or to register your interest.



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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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