



## Retail in FY1

Ansdell Road, Blackpool, Lancashire, FY1  
5LZ

**£95,000** Starting Bid

Tenure

**Freehold**

Off Street parking

## Property features

- ✓ Investment Property Comprising an Empty Retail Unit & Separate Tenanted 1 Bedroom ate Tenanted 1 Bedroom Self-Contained Flat
- ✓ South Shore, Blackpool
- ✓ Busy All Year-Round Trading
- ✓ Opposite to Lidl Supermarket
- ✓ Forecourt Parking / Trading

## Description

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

This 2-storey property comprises an empty retail unit and a separate tenanted 1 Bedroom Self-Contained Flat.

The property is situated in a busy all year-round location being opposite the Lidl supermarket at the crossroads of Ansdell Road and Bloomfield Road.

Ground Floor

Open Plan Main Shop vinyl flooring and strip lights.

Rear Retail Area.

Kitchenette.

Toilet.

Rear Storeroom / Retail Area

Separate Ground Floor Entrance to the side of the property with staircase leading to:

First Floor Flat

Lounge.

Master Bedroom.

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

Kitchen with wall and base units and free-standing electric cooker.

EXTERIOR; Forecourt to front of property for trading or parking. Paved yard to rear of property with small Brick Built Outhouse with new roof.

AGENTS NOTES: The property has double glazing, electric heating throughout.

BUSINESS: The retail unit is currently vacant but could be let for approximately £6,000 per annum. The flat is currently let and draws a rent of £360 pcm but could benefit from rental uplift if renovated.

TENURE: Freehold.

Price: Starting Bid £95,000

Property Type: Retail

Business Type: Residential Investments

Parking: Off Street

## Description

Investment Property Comprising an Empty Retail Unit & Separate Tenanted 1 Bedroom Self-Contained Flat



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## Location

South Shore, Blackpool



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## EPC's

Rating E & C



## Tenure

Title number LA500459 - Freehold



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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.





Ans dell Road, Blackpool, Lancashire, FY1 5LZ

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

**HEAD OFFICE 1 PAVILION SQUARE, WESTHOUGHTON, BOLTON, LANCASHIRE, BL5 3AJ,**  
**<https://www.simply-residential.co.uk/>**

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