

# FOR SALE

504 LYTHAM ROAD  
BLACKPOOL  
LANCASHIRE  
FY4 1JH

- 6 NO. RESIDENTIAL FLATS
- GROUND & FIRST FLOORS
- ATTRACTIVE BUILDING EXTERNALLY
- DETACHED BUILDING
- COMBINED RENTAL INCOME: £24,440 PA
- CAR PARKING TO THE FRONT
- REAR GARDEN

**ASKING PRICE: £220,000**



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# LYTHAM ROAD BLACKPOOL

## LOCATION

This residential flats investment property occupies a sought after location in South Shore Blackpool on Lytham Road. The surrounding properties comprise of residential houses. There are local shops and amenities nearby. Ease of access is available to a variety of areas in the town and towards the Promenade.

## DESCRIPTION

The property comprises:

- 6 no. residential flats let out to tenants
- Three flats to each floor
- Car parking to the front and rear hard standing garden area
- Detached building
- Attractive building externally with features
- Each flat/tenant is responsible for their own bills
- Rental income: £24,400 pa
- Some very long term tenants

## ACCOMMODATION

### GROUND FLOOR

Flat 1 – Lounge/kitchen, bedroom with en-suite.  
Flat 2 – Lounge/kitchen, bedroom with en-suite.  
Flat 3 – Lounge/kitchen, bedroom with en-suite.

### FIRST FLOOR

Flat 4 – Lounge/kitchen, bedroom with en-suite.  
Flat 5 – Lounge/kitchen, bedroom with en-suite.  
Flat 6 – Lounge, separate kitchen, bedroom with en-suite.

## RENTAL INCOME POTENTIAL

Combined annual rental income: we are informed is £24,440.

## COUNCIL TAX / BILLS

Each flat/tenant is responsible for it's own council tax payments and bills.

## EPC

To be confirmed

## VAT

All prices quoted are exclusive of VAT but may however be subject to VAT at the prevailing rate.

## VIEWING ARRANGEMENTS

Strictly via prior appointment through Duxburys Commercial on 01253 316919.

### Disclaimer

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