

FOR SALE

13 WOODFIELD ROAD
SOUTH SHORE
BLACKPOOL
FY1 6AX

- SIX FLATS, SET OVER THREE FLOORS
- GROSS RENTAL INCOME c. £28,288 PA
- EXCELLENT RENTAL INCOME POTENTIAL
- LOCATED IN SOUTH SHORE BLACKPOOL

ASKING PRICE: £149,950



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WOODFIELD ROAD BLACKPOOL

LOCATION

This residential flat investment property occupies a convenient location in South Shore Blackpool that connects directly onto the Promenade and Lytham Road. These are main arterial routes connecting various areas of the town. Local shops and amenities are within walking distance.

DESCRIPTION

This property comprises of 6 flats, 3 no. 2 bedroom flats and 3 no. 1 bedroom flats.

We are informed that the building produces a gross rental income in the region of £28,288 per annum. We are also informed that the landlord is responsible for the heating gas and water bills for the property, with approximate costs in the region of £800 per annum for water, and a further £800 per annum for gas (approx.. £1,600 in total per annum).

Electricity is separately metered and there are coin meters for each flat set up in the hallway of the building. There is one boiler in the building to supply the heating for all flats and instant hot water systems for each flat.

The tenants pay their own Council Tax.

RENTAL INCOME

Flat 1 - £95 per week
Flat 2 - £95 per week
Flat 3 - £92 per week
Flat 4 - £92 per week
Flat 5 - £85 per week
Flat 6 - £85 per week

This calculates to a gross income in the region of £28,288 per annum.

EPC RATING

TBC

ACCOMMODATION

GROUND FLOOR

Flat 1 – lounge through to kitchen, bedroom and shower room.

Flat 2 - Lounge, kitchen, single bedroom, en-suite, double bedroom and separate shower room.

FIRST FLOOR

Flat 3 – Lounge, kitchen, double bedroom, single bedroom with en-suite.

Flat 4 - Lounge, kitchen, double bedroom with en-suite

SECOND FLOOR

Flat 5 – Lounge, kitchen, bedroom with en-suite, second bedroom with en-suite. And separate shower room

Flat 6 – Lounge, kitchen, bedroom with en-suite

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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