

# FOR SALE

96 LYTHAM ROAD  
BLACKPOOL  
FY1 6DZ

- MIXED USE INVESTMENT PROPERTY
- GROUND FLOOR LOCK UP SHOP
- THREE RESIDENTIAL FLATS
- COMBINED GROSS RENTAL INCOME POTENTIAL:  
£17,160 PA

**ASKING PRICE: £117,500**



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# LYTHAM ROAD BLACKPOOL

## LOCATION

This mixed use property comprising of a ground floor shop and 3 residential flats occupies a convenient location on Lytham Road. It is within walking distance of local shops and amenities. The promenade is also within walking distance. The surrounding areas comprise of a mix of commercial and residential areas.

## DESCRIPTION

This mixed use investment property comprises of:

- Ground floor lock up shop – rent guarantee available.
- A front entrance leading to 2 residential flats
- The 3<sup>rd</sup> residential flat is accessed via the rear of the property
- Combined gross rental income potential £330 per week (£17,160 per annum)
- The landlord is willing to provide a rent guarantee for the ground floor lock up shop at a rental of £2,600 per annum for a 2 year period. The landlord is using the ground floor shop for his own purposes in terms of storage.
- The landlord is responsible for the gas bill for the whole property.

## ACCOMMODATION

### GROUND FLOOR

Lock up shop.

Flat 1 (accessed from the rear of the property) - Lounge, kitchen, bedroom and shower room.

### FIRST FLOOR

Flat 2 – Lounge through to kitchen, bedroom and shower room.

Flat 3 – Lounge with a fitted staircase leading up to a bedroom. Bathroom and kitchen.

## RENTAL INCOME

Ground floor shop - The landlord is willing to provide a rent guarantee for the ground floor lock up shop at a rental of £2,600 per annum for a 2 year period.

Flat 1 - £90 per week

Flat 2 - £95 per week

Flat 3 - £95 per week

Combined gross rental income potential: £330 per week (£17,160 per annum)

## 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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