

# FOR SALE SHOP & SEPARATE FLAT

49 HARROWSIDE  
BLACKPOOL  
FY4 1QH

- GROUND FLOOR LOCK UP SHOP
- FIRST FLOOR ONE BEDROOM FLAT
- CAR PARKING TO THE FRONT
- BUSY TRADING LOCATION
- CONVENIENT LOCATION FOR THE FLAT

**ASKING PRICE: £99,950 (SHOP AND FLAT)**

**SHOP AVAILABLE WITHOUT FLAT: FREEHOLD £70,000  
OR LEASEHOLD £70 PER WEEK (3 year lease)**



Ground Floor Shop Photo(s) 49 Harrowside, Blackpool, Lancashire, FY4 1QH

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# HARROWSIDE BLACKPOOL

## LOCATION

This mixed use property occupies a strong trading location and convenient location on Harrowside, which is a continuation of Highfield Road within South Shore Blackpool. Ease of commuting is available to local shops and amenities. The surrounding areas comprise of dense residential locations. The building is also located within a parade of commercial/residential property.

## DESCRIPTION

This property comprises firstly of a ground floor lock-up shop. The shop has previously been used as a barbers but would suit alternative uses subject to planning permission. The shop has a front door entrance off Harrowside.

To the right of the shop is a shared entrance door leading to the first floor residential flat. This door is shared with one additional flat located to the lower ground floor that is excluded from our sale.

The first floor flat comprises of a lounge, double bedroom, bath with wash hand basin, WC and kitchen/dining room. The flat benefits from a Baxi boiler, UPVC double glazing and gas central heating.

The two properties present an ideal opportunity for an owner occupier to utilise one or both of the properties. The flat is currently let out and provides an income of £95 per week whilst the retail unit could provide £75 per week if let..

## ACCOMMODATION

GF SHOP: 4.8m x 4.7m = 11.5 sq m (134 sq ft)  
FIRST FLOOR FLAT: comprises a lounge, double bedroom, bath with shower and wash hand basin, separate WC and fitted kitchen with dining space.

## TENURE

The shop and flat are available on a leasehold basis. We are informed that it is a long term lease of 999 years commencing in 2007. The shop and flat are owned within a single title.

## EPC

EPC rating: 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

The sales particulars have been produced with information provided by the owner/occupier or landlord and are made in good faith without any responsibility whatsoever on the part of Duxburys Commercial. It is for the purchaser or as the case may be the lessee to satisfy themselves by inspection or otherwise, as to the accuracy or fullness of the information. They must not in entering into any contract or incurring costs or otherwise rely upon these particulars as statements or representations of facts.



First Floor Flat Photo(s)

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## First Floor Flat Photo(s)



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