

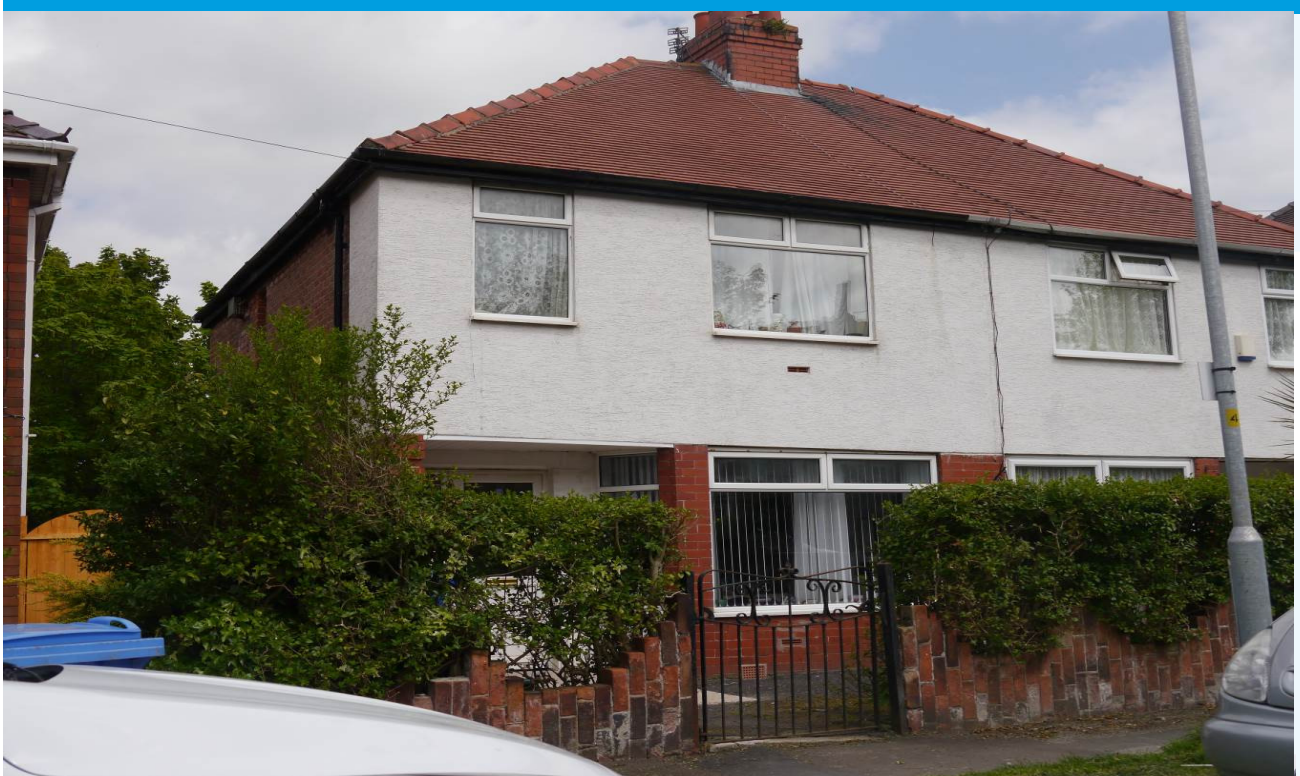
FOR SALE

PORTFOLIO INVESTMENT

PROPERTY PORTFOLIO SALE
PROPERTIES IN BLACKPOOL,
CLEVELEYS & FLEETWOOD,
LANCASHIRE.

- COMPRISES OF SHOPS & FLATS, HOUSES & FLAT INVESTMENTS
- ANNUAL RENTAL INCOME: £182,071
- DIVERSE PORTFOLIO WITH HIGH STANDARD PROPERTY & HIGH YIELDING PROPERTY
- AVAILABLE AS A WHOLE OR IN PARTS

ASKING PRICE: £2,500,000



Duxburys
Commercial

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PROPERTY PORTFOLIO SALE

DESCRIPTION

This property portfolio is available as a whole or in parts. Please contact our office for full details.

This portfolio of properties comprises a mix of types of buildings to include individual residential properties, buildings that comprise of a shop with flats above and a corner property comprising of residential accommodation.

The portfolio of sale is only being sold due to retirement of the owner. The properties are well managed with the present owner always targeting 100% occupation of the properties. In the event that a flat or building becomes vacant the owners immediately commence remarketing of the property to target 100% occupation.

An initial meeting is available with Adam Taylor at Duxburys Commercial in relation to the availability of the properties. Viewings can be made available following an initial meeting.

No direct approach is to be made to any of the properties or their tenants.

LOCATION

This portfolio of properties comprises of a mix of buildings all located on the Fylde Coast in Blackpool, Thornton Cleveleys or Fleetwood.

The properties occupy a range of individual locations to include town centre locations and residential areas on the outskirts of towns.

RENTAL INCOME

The combined rental income for the whole portfolio is approximately:

£15,172.63 per calendar month

£182,071.56 per annum

Please contact our office for full details and a breakdown of the individual property rental incomes.

COUNCIL TAX/BUSINESS RATES

To be confirmed.

VIEWING

Strictly via prior appointment through our office on 01253 316 919.

VAT / Disclaimer

All prices quoted do not include VAT but may however be subject to VAT at the prevailing rate.

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.



PROPERTY PORTFOLIO SALE

PROPERTY ADDRESSES

RESIDENTIAL HOUSES

- 1. 32 Luton Road Thornton Cleveleys**
3 bedrooms - £650 pcm
- 2. 30 Melville Road Blackpool**
3 bedrooms - £606.66 pcm
- 3. 13 Adrian Street Blackpool**
2 bedrooms – 563.33 pcm
- 4. 138 Westmorland Avenue Blackpool**
4 bedrooms - £650.00 pcm
- 5. 52 Springfield Road Blackpool**
5 bedrooms - £780.00 pcm
- 6. 67 Kent Road Blackpool**
3 bedrooms - £563.33 pcm
- 7. 23 Chester Road Blackpool**
3 bedrooms - £563.33 pcm
- 8. 24 Laburnam Street Blackpool**
2 bedrooms – 563.33 pcm
- 9. 13 Newton Drive Blackpool**
4 bedrooms - £693.33 pcm
- 10. 74 St Annes Road Blackpool**
2 bedrooms - £563.00 pcm
- 11. 2 Percy Street Blackpool**
3 bedrooms – 563.00 pcm

PROPERTIES ADDRESSES

MIXED USE PROPERTIES

222-224 Church Street, Blackpool

Comprising a double width corner retail unit occupied by a bed and bedroom furniture retailer. 2 bedroom house, one bedroom flat, 2 bedroom flat and a 3 bedroom flat.

65 Bond Street, Blackpool

Comprising a ground floor shop. In addition there is a 3 bedroom flat and a 2 bedroom flat.

RESIDENTIAL FLAT INVESTMENT PROPERTIES

20 Sheringham Avenue, Thornton Cleveleys

Comprises two bedroom flat to GF and one bedroom flat to FF.

50 Regent Road, Blackpool

Comprises GF studio flat, GF 1 bedroom self-contained flat and FF 2 bedroom self-contained flat.

2 Rhyl Street, Fleetwood

Comprises GF 2 bedroom self-contained flat and FF 2 bedroom self-contained flat.

8 Conway Avenue, Blackpool

Comprises GF 1 bedroom self-contained flat and FF 1 bedroom self-contained flat.

