

# FOR SALE

55 WOODLANDS ROAD,  
ANSDELL,  
LYTHAM ST ANNES,  
FY8 1DA

- MIXED USE INVESTMENT PROPERTY
- GROUND FLOOR SHOP & 4 NO. FLATS
- PLUS ADDITIONAL SPACE & GARAGE/STORAGE UNIT
- INTERNAL VIEWING HIGHLY RECOMMENDED
- FLATS ARE ON SEPARATE TITLES

**ASKING PRICE: £349,950**



Unit 8, Metropolitan Business Park, Blackpool, Lancashire, FY3 9LT  
t: 01253 316919 e: [enquiries@duxburyscommercial.co.uk](mailto:enquiries@duxburyscommercial.co.uk)  
f: 01253 765260 w: [www.duxburyscommercial.co.uk](http://www.duxburyscommercial.co.uk)

# WOODLANDS ROAD, ANSDELL

## DESCRIPTION

The property comprises:

- a self-contained ground floor shop let out at £8160.00 pa exc.
- 4 no. flats set over the ground, first and second floors.
- Each flat is on a separate leasehold title.
- Additional lower ground floor/basement floors space that STPP could be converted into additional residential space.
- Sought after trading and living location
- Rear access and garage/storage facility
- The flats need completing in terms of their creation into habitable residential accommodation.
- A large degree of work has already been completed by the present owner however.

## ACCOMMODATION

### GROUND FLOOR

Self-contained shop.

Flat 1 (rear) – Lounge through to kitchen, double sized bedroom and en-suite.

### FIRST FLOOR

Flat 2 (front) – Lounge through to kitchen, Master double bedroom and en-suite.

Flat 3 (rear) – Lounge through to kitchen, double bedroom and en-suite.

### SECOND FLOOR

Flat 4 – Lounge through to kitchen, double bedroom and en-suite. Hallway, 2<sup>nd</sup> double bedroom and en-suite.

### LOWER GROUND FLOOR

Additional rooms with potential for further development (subject to planning consent) for an additional flat. Plus large Garage, externally accessed from the rear.

## LOCATION

This mixed use investment property occupies a sought after and prime trading location in Ansdell on Woodlands Road. It benefits from a wealth of passing vehicle and pedestrian trade and is main arterial route within the area. Surrounding areas comprise of dense residential property. Local shops and amenities are nearby as is the Co-op supermarket and local pubs/restaurants.

## RENTAL INCOME

The property, once completed, will produce a healthy rental income from the numerous flats and ground floor shop.

## EPC RATING

TBC

## 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.

## PICTURES

Additional pictures to back page.

### 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.



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Note: Duxburys Commercial has not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air or water contamination. The purchaser is responsible in making his own enquiries in this regard.





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