

FOR SALE

1B ALEXANDRA ROAD, BLACKPOOL
FY1 6BU / 1-3 BOLTON STREET
BLACKPOOL, FY1 6AB

- POTENTIAL TO DEVELOP INTO 2 NO. DWELLINGS
- GROUND FLOOR AND PART FIRST FLOOR PROPERTY
- PLANNING GRANTED SEPT 2015 FOR CONVERSION INTO A MAISONETTE FLAT AND GROUND FLOOR FLAT
- PLANNING REF. 15/0032 (ON BLACKPOOL PLANNING WEBSITE)

PRICE: £60,000



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ALEXANDRA ROAD & BOLTON STREET BLACKPOOL

LOCATION

This property occupies a position on the corner of Alexandra Road and Bolton Street. It is easily accessed off the Promenade by turning onto Alexandra Road where the property can then be found on the right hand side. Alexandra Road also connects onto Lytham Road. Local shops and amenities are located nearby.

DESCRIPTION

This property comprises of:

- A corner position
- Ground floor space and part first floor
- Could be used for storage or alternative commercial purposes at present.
- We are informed that planning permission was granted with an issue date of 18th September 2015 for alterations to the ground floor and first floor to create a 2 bedroom maisonette flat and an additional ground floor one bedroom self-contained flat.
- Planning reference 15/0032 on the Blackpool planning website may assist with additional info.
- Plans are available on request.
- Viewings are available by prior appointment but viewers are required to wear hard hats and safety equipment.

ACCOMMODATION

GROUND FLOOR

Gross Internal Area: 112 sq m (1206 sq ft)

FIRST FLOOR

37.8 sq m (400 sq ft)

Total Area: 149.8 sq m (1606 sq ft)

DEVELOPMENT POTENTIAL

A maisonette flat accessed directly off Bolton Street to provide: Lounge, fitted kitchen and storeroom, stairs leading up to 2 no. bedrooms and a bathroom.

Ground floor self-contained flat off Alexandra Road comprising an inner hall, lounge, fitted kitchen, bathroom and bathroom.

(All subject to clarification on planning permission).

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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