

# FOR SALE

51 WOODLANDS ROAD  
ANSDELL  
LYTHAM ST ANNES  
FY8 1DA

- MIXED USE INVESTMENT BUILDING
- GROUND FLOOR LOCK UP SHOP
- TWO BEDROOM FLAT TO THE FIRST FLOOR
- TWO BEDROOM FLAT TO THE SECOND FLOOR
- BASEMENT, 2 STORAGE UNITS TO THE REAR AND REAR YARD, OFF ROAD CAR PARKING

**ASKING PRICE: £325,000**



**Duxburys**  
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# WOODLANDS ROAD ANSDELL

## LOCATION

This mixed use investment property occupies a sought after and strong trading location in Ansdell on Woodlands Road. It benefits from a wealth of passing pedestrian and vehicle trade and is the main arterial route within the area. The surrounding areas comprise of dense residential locations. Woodlands Road is used for the local shops and amenities and is close to the nearby Co- Op supermarket and local pubs/restaurants.

## DESCRIPTION

This mixed use investment property comprises of a ground floor lock-up shop. There are 2 no. flats, one to the first floor and one to the second floor. To the rear of the property are two storage units. There is a rear yard and off road parking to the rear for approximately three vehicles.

## ACCOMMODATION

### GROUND FLOOR

Commercial premises let to a salon, measures approximately 750 sq ft to include the reception, retail area, kitchen and WC.

### BASEMENT

Storage space/areas measuring approximately 670 sq ft.

### FIRST FLOOR

Self-contained flat comprising of a living room, bedroom 1, bedroom 2, kitchen and bathroom.

### SECOND FLOOR

Self-contained flat comprising of a hall, living room, bedroom 1, bedroom 2, kitchen and bathroom.

## RENTAL INCOME

The shop is let to a beauty salon on a new 5 year lease commencing March 2018 at a monthly rent of £690 (£8,280 per annum).

The second floor flat is let on an assured tenancy basis at a monthly rent of £475 (£5,700 per annum).

The first floor flat is currently being marketed with an asking rent of £500 (£6,000 per annum)

The basement storeroom is let at a weekly rent of £5 which is paid annually (there is no formal lease document for this).

The large basement has previously been let for storage purposes

## 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

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