

PROPERTY FOR SALE

Ref: 7681

Investment Property

144 Lytham Road, Blackpool, Lancashire, FY1 6DZ



Passionate about selling your business.

Property: £174,950

EPC rating: B / Business rates: TBC

Annual Turnover: £15,600

Latest available accounts

Not Applicable

Tenanted Investment Property - Blackpool

Blacks Brokers are pleased to bring to the market this freehold tenanted investment property located in the heart of Blackpool, Lancashire.

- ✓ Prominent Main Road Location
- ✓ 70 Metres From Promenade
- ✓ Spacious Property - 8.9% Yield
- ✓ Long Term Tenant Over 15 Years
- ✓ Short Drive To Blackpool Pleasure Beach
- ✓ Fish & Chip Takeaway & Restaurant - Tenanted
- ✓ Annual Rental Income £15,600
- ✓ Two Modern SC Flats - Tenanted



About

144 Lytham Road is a large mid terraced property in a very busy and highly sought after area of Blackpool. The property is made up of a busy fish & chip takeaway and restaurant including two (two bedroomed) flats - our client has three tenants in place – one commercial and two residential. The commercial area is currently let on a 4 year lease, and the residential areas are on shorthold tenancy agreements, with one of the tenants being in situ for over 15 years.

The business is an ideal investment opportunity but due to our client's up and coming retirement and other business commitments being higher than anticipated, the business is offered for sale. This presents an excellent opportunity for a new owner.

Location

144 Lytham Road occupies an impressive main road position in the heart of Blackpool. The world famous illuminations are just short distance from the property and it is dotted right in-between central and south piers. The area is densely populated commercially and residentially with neighbouring businesses including independent retailers as well as many large multiples. Blackpool is busy all year round with many tourist attractions and fantastic nightlife. There are also a number of local amenities nearby including housing estates, schools, medical centres and hotels. The area is well linked by the M55 with very strong public transport links and parking is available in the immediate area.

Premises Details

The commercial area within this property is all within the ground floor and this is currently operating as a fish and chip takeaway/restaurant. The business has large branding and signage above a glazed frontage. The takeaway has a fully fitted four pan range and two chip servers. There is also a serving counter and a five pan bain marie. There is also a spacious dining room with toilet facilities as well as a preparation kitchen and a wet room for rumbling and chipping. The lower ground floor is currently used by the business tenant as a storage area.

The two residential flats are within the first and second floor. These are both two bedroomed. The first floor flat comprises of a lounge, kitchen, two bedrooms and bathroom. The second floor flat comprises of a lounge, kitchen, two bedrooms and bathroom with shower. The property benefits from double glazing throughout, gas

central heating and each flat has individual electric and gas meters.



Financial Information

The property yields an annual income of £15,600. This is made up of £4,500 per annum per flat and £6,600 per annum for the commercial let.

Fixtures & Fittings

All Fish & Chip Shop Equipment Belong To Property Owner And Is included In The Sale

BUSINESS RATES

The business currently benefits from small business rates relief.

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Summary

This property is positioned in a highly sought after and busy area of Blackpool. The property is tenanted with three self contained areas and all have been maintained well. Early viewings are strongly advised.







Contact

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MEMBERS OF THE PROPERTY OMBUDSMAN SCHEME

