KAYS
COMMERCIAL ESTATE AGENTS
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Specialists for over 50 years in the sale and valuation of businesses, hotels and all types of commercial properties.

NB: The particulars set out in these details do not form part of an offer of contract. Any intending tenant/purchaser must satisfy self by inspection or otherwise as to their accuracy. Neither Kays nor the vendor has any authority to make or give any representation or warranty in relation to this property.



Investment - House in Two Flats
Reference: 011881
Freehold Price: £99,950
17 Duke Street, Blackpool, FY1 6HN

VIEWING STRICTLY BY PRIOR TELEPHONE APPOINTMENT THROUGH OUR OFFICE.

DESCRIPTION: Mid-terraced, three-storey investment property configured as two one-bedroom flats located to the ground and first floor, with an additional lower ground floor basement and enclosed garden to rear. Both flats are let producing a combined gross rental income of £10,440 per annum and offering a gross yield in the region of 10%. The property is situated on Duke Street, a residential street off Lytham Road, a well-connected main road linking South Shore and Blackpool town centre with Squires Gate. Services are electric and water only, with electric supplies sub-metered to each flat.

LOCATION: Located on Duke Street, a residential street off Lytham Road, a well-connected thoroughfare linking Blackpool town centre with South Shore and Squires Gate.

ACCOMMODATION
GROUND FLOOR: Communal Entrance & Hall; Private stairs to first floor flat; Entrance to ground floor flat; Bedroom; Living Room; Kitchen providing access to garden and basement; Shower Room & WC

LOWER GROUND FLOOR: Basement Store

FIRST FLOOR: Bedroom; Living Room; Kitchen; Shower Room; WC.

EXTERIOR: Enclosed Rear Garden.

BUSINESS: GF Flat - £5,220 Per Annum (£434 PCM)
FF Flat - £5,220 Per Annum (£434 PCM)
Gross Rental Income - £10,400 Per Annum (£868 PCM)

SERVICES: Water & Electric only (no gas). Electric sub-meters to both flats.

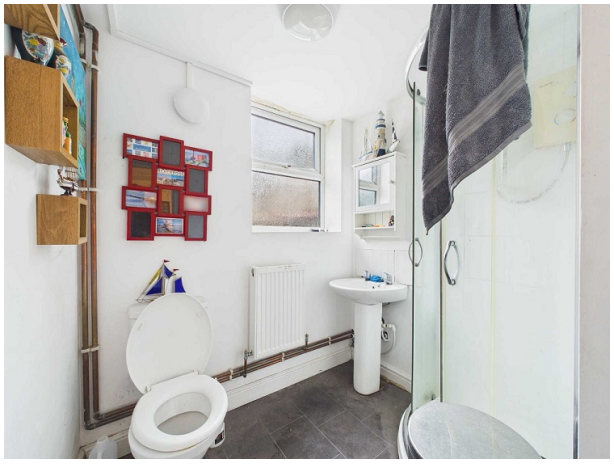
TENURE: Freehold.





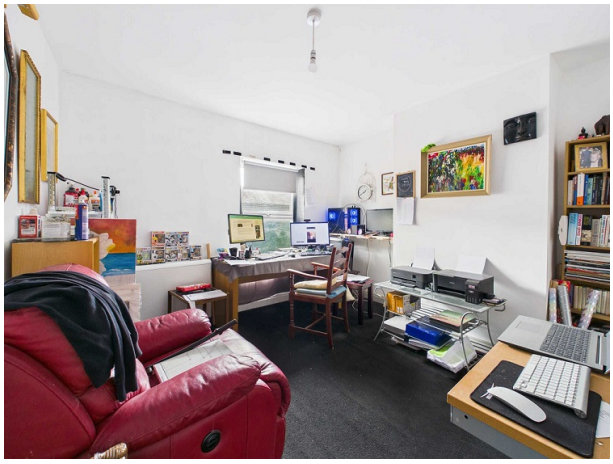













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