



## Residential Portfolio in FY1

Milbourne Street, Blackpool, Lancashire,  
FY1 3LH

**£100,000** Starting Bid

Tenure

**Freehold**

Permit Parking parking

## Property features

- ✓ \* Investment Property Comprising 2 x Self Contained Apartments
- ✓ \* Town Centre, Blackpool
- ✓ \* Adjacent to the new University Development Site
- ✓ \* End Terrace Property
- ✓ \* In Good Order Throughout

## Description

\*For sale via secure sale online bidding: terms and conditions apply.\*

On behalf of Pattinson Auctions, Kenricks are pleased to offer these 2 x Self-Contained Apartments for sale.

This end terrace property is situated in the town centre, directly opposite the new proposed University Development site which is earmarked for completion in 2027.

The property is close to all the main town centre amenities and attractions.

The property is in good order throughout and both apartments are currently let.

Viewing Highly Recommended

Please note we have not inspected this property.

Price: Starting Bid £100,000

Property Type: Residential Portfolio

Business Type: Residential Investments

Parking: Permit Parking

## Location

This end terrace property is situated in the town centre, directly opposite the new proposed University Development site which is earmarked for completion in 2027.

The property is close to all the main town centre amenities and attractions.



## Accommodation

Ground Floor - Communal Entrance leading to:

Flat 1

Hallway

Lounge

Fitted Kitchen with wall and base units and vinyl flooring.

Double Bedroom with fitted robes.

Bathroom comprising shower, toilet and sink with ceramic tiled walls and vinyl flooring.

Flat 2

Ground floor Entrance

Internal Staircase leading:

First Floor

Hallway

Lounge

Fitted Kitchen with wall and base units, ceramic tiled walls and vinyl flooring.

Double Bedroom.

Double Bedroom

Bathroom comprising 3-piece suite with bath with shower, toilet and sink, ceramic tiled walls and vinyl flooring.

Exterior: Enclosed yard to rear. Garage which is currently bricked up and used for storage. Enclosed paved garden to the front.



## Agent Notes

The property has double glazing and gas central heating. Each apartment has its' own Combi Boiler.

Sales are subject to the fees, terms and conditions of Pattinson Auctions



## Business

The ground floor apartment is let at a rent of £455 pcm. and the first-floor apartment is let at a rent of £476.67 pcm. to a long term tenant. The whole property draws an income of £11,180 per annum.



## Council Tax

Ground Floor - band A  
First floor - band A



## Tenure

Freehold, title number LA447828



## EPC

Flat 1 - D

Flat 2 - D



## Additional Information

For further information please contact our office direct on 0191 737 1154, or alternatively via e-mail on [commercial@pattinson.co.uk](mailto:commercial@pattinson.co.uk). With regards to viewing the subject property, this is to be done strictly by appointment through Keith Pattinson Commercial department. Please contact us to arrange an internal inspection, or to register your interest.





Milbourne Street, Blackpool, Lancashire, FY1 3LH

Contact your local branch today for more information on this property:

**97 Wallasey Road, Wallasey, Merseyside, CH44 2AA, [www.iletsgo.co.uk](http://www.iletsgo.co.uk)**

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