

# FOR SALE COMMERCIAL INVESTMENT



whozoo.

BLACKPOOL

📍 21 Lytham Road, Blackpool, Lancashire FY1 6DU

Price **£100,000**



Property Type

COMMERCIAL INVESTMENT



Size

700 FT<sup>2</sup>



Tenure

FREEHOLD



Borough

BLACKPOOL



Planning Granted

NO



Existing Use

CLASS E

### Tenanted



YES

### Local Train Stations



Blackpool South (0.6 miles)  
Blackpool North (1.4 miles)  
Blackpool Pleasure Beach (1.5 miles)

### Local Amenities



Central Pier (0.3 Miles)  
Madame Tussauds BP (0.4 Miles)  
Blackpool Zoo (1.6 Miles)

### VAT Applicable



NO

### Rateable Value



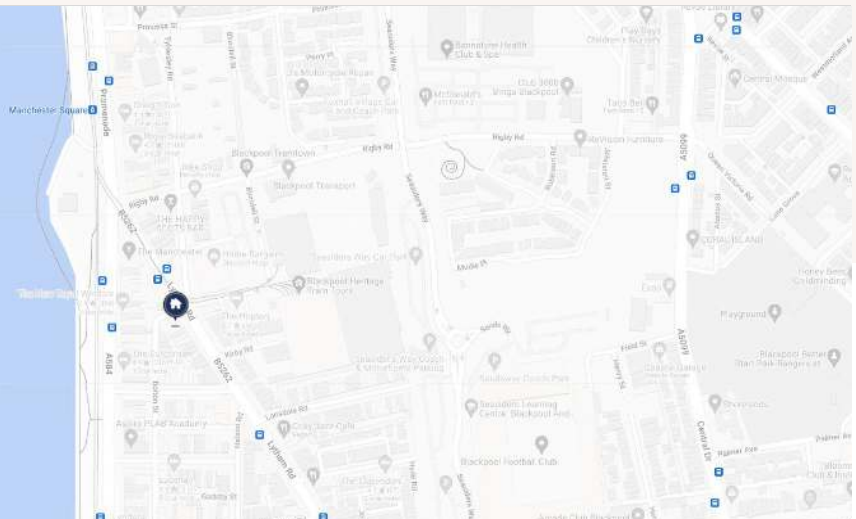
£3,850

### EPC



N/A

### Location



### Additional Information

An opportunity to purchase a freehold investment property in Blackpool.

The property is located on Lytham Road, Blackpool FY1 6DU and is comprised of a retail unit on the ground floor, which is currently used as a coffee shop. On the first floor there is additional commercial space comprising of a toilet, a kitchen area and storage room.

The whole property is let at £700 pcm until June 2024 and measures approximately 700 sqft.

The property has not yet been measured and we advise anyone to undertake their own research.

Offers are encouraged in excess of £100,000 and viewings are by appointment only.





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Commercial Property, Expertly Done



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