



**PROPERTY
FOR SALE**
SHOP & FLATS
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231 Lytham Road, Blackpool

Blackpool

Offers Over **£120,000**

231 Lytham Road

, Blackpool

This commercial property presents a unique investment opportunity, featuring a commercial unit paired with two self-contained apartments. Offering a vacant commercial unit with additional basement space, ground floor Studio Apartment with vacant possession and a first-floor apartment currently leased. The ground floor apartment boasts a practical layout with a kitchen, living room/bedroom, and bathroom, while the first-floor apartment features a lounge, kitchen, bedroom, and bathroom. Situated in a prime location within a vibrant retail district, this property is enhanced by the convenience of off-road parking, providing an added benefit for both residents and businesses alike.

A blank canvas ready for customisation, the commercial unit can be transformed to suit individual preferences, offering endless possibilities for future development or enhancement.

Tenure: Freehold

- Commercial Unit with 2 self contained apartments, fantastic investment opportunity
- Ground Floor Studio Apartment with vacant possession
- First Floor Apartment sold with tenants in situ
- Vacant Commercial Unit with Basement space
- GF Apartment comprises of Kitchen, Living Room/Bedroom, Bathroom
- FF Apartment comprises of Lounge, Kitchen, Bedroom and Bathroom
- Prime location in a bustling retail area
- Off Road Parking





Commercial Unit

18' 6" x 13' 5" (5.65m x 4.09m)

Basement

12' 8" x 8' 6" (3.87m x 2.59m)

WC

4' 8" x 3' 8" (1.42m x 1.13m)

Flat 1

GF Flat

Kitchen

9' 5" x 6' 11" (2.86m x 2.12m)

Living Room/Bedroom

14' 1" x 12' 6" (4.30m x 3.80m)

Bathroom

9' 4" x 4' 10" (2.84m x 1.47m)

Flat 2

Lounge

14' 0" x 12' 4" (4.27m x 3.77m)

Kitchen

9' 3" x 12' 3" (2.82m x 3.74m)

Bedroom

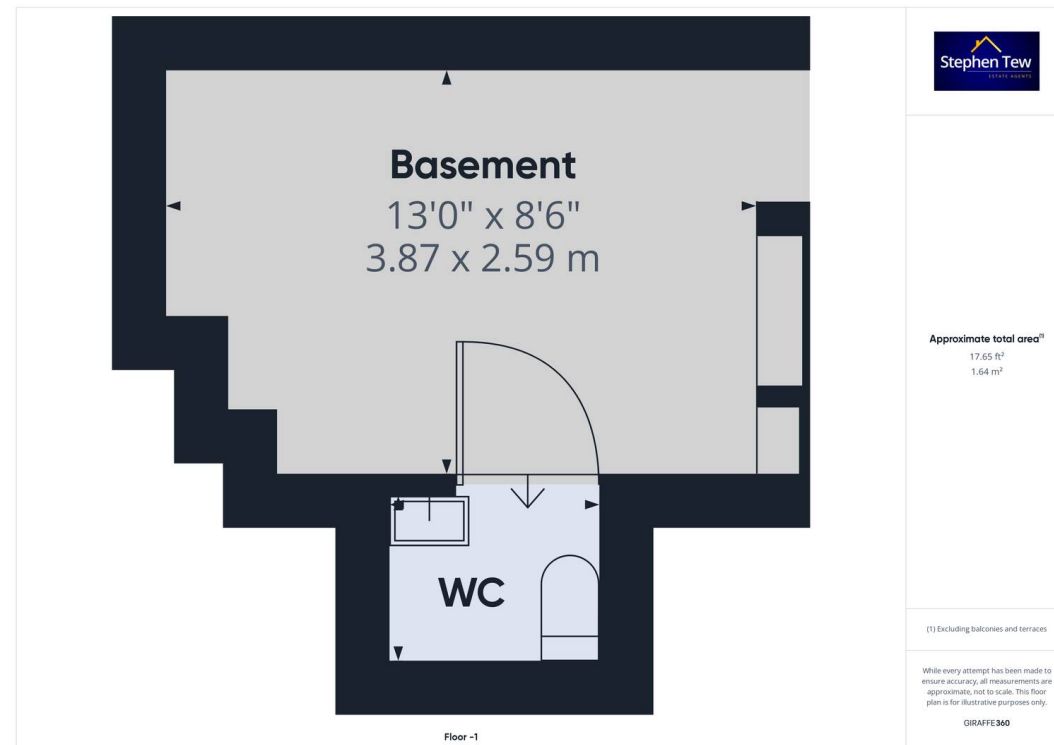
9' 9" x 9' 9" (2.98m x 2.96m)

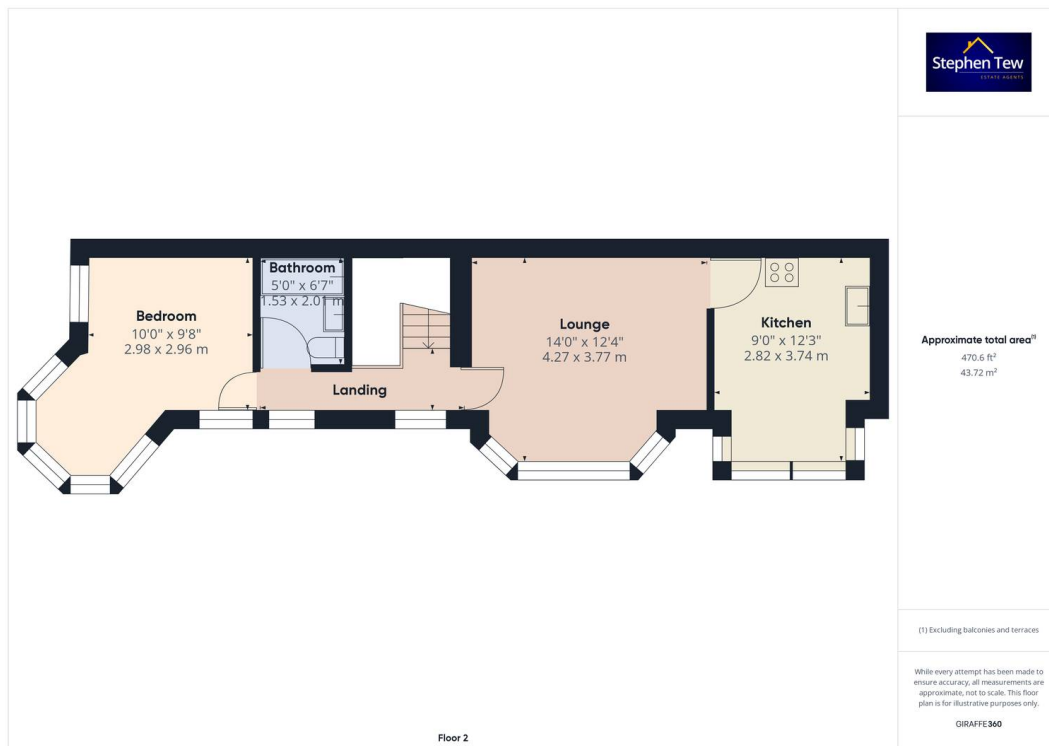
Bathroom

5' 0" x 6' 7" (1.53m x 2.01m)











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