



96 Vicarage Lane, Blackpool

Blackpool

Offers Over **£110,000**

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Blackpool, Blackpool

This versatile retail property with an included flat presents an excellent investment opportunity in the heart of South Shore, conveniently located close to a range of local amenities, transport links, and reputable schools. The ground floor is currently utilised as a warehouse for a well-established local DIY company, providing a stable commercial rental income with a yearly yield of £4,400. The upper floors comprise a spacious flat, which is being sold with a tenant in situ and generates a monthly yield of £500, making this an attractive option for investors seeking immediate returns. The flat is thoughtfully arranged, featuring a welcoming hallway that leads to the first floor landing, providing access to a comfortable bedroom, a generous lounge area, a well-appointed kitchen and dining room, and a modern bathroom. On the second floor, you will find two additional bedrooms, offering flexible accommodation for tenants or potential future owners. The property is offered on a freehold basis, ensuring long-term security and control for the purchaser. The combination of a reliable commercial tenant on the ground floor and a residential tenant in the flat above ensures a consistent and diversified income stream, while the sought-after location enhances its appeal for both commercial and residential use. Whether you are an investor looking to expand your portfolio or seeking a property with both business and residential potential, this high street retail property with an included flat represents a rare opportunity in a popular area. Early viewing is highly recommended to fully appreciate the scope and potential of this well-presented and income-generating property.

Council Tax band: A

Tenure: Freehold

- Retail Property including Flat in South Shore close to local amenities, transport links and reputable schools
- Ground Floor is currently utilised as a warehouse for a local DIY Company
- Flat consists of Hallway, First Floor Landing, Bedroom, Lounge, Kitchen/Dining Room, Bathroom
- 2nd Floor consists of 2 Additional Bedrooms
- Flat being sold with a Tenant in Situ generating a monthly yield of £500
- Ground Floor Warehouse is currently rented out for a yearly yield of £4400
- Freehold





Warehouse

15' 1" x 16' 1" (4.61m x 4.91m)

Warehouse

16' 7" x 10' 2" (5.05m x 3.11m)

Hallway

5' 10" x 12' 3" (1.79m x 3.74m)

Hallway

3' 3" x 4' 3" (0.98m x 1.29m)

WC

Warehouse

9' 7" x 10' 10" (2.93m x 3.31m)

Warehouse

43' 9" x 12' 3" (13.33m x 3.74m)

Hallway

15' 2" x 5' 10" (4.63m x 1.77m)

Hallway

13' 8" x 2' 8" (4.17m x 0.82m)

Landing

15' 10" x 6' 4" (4.83m x 1.92m)

Bedroom 1

8' 10" x 6' 4" (2.68m x 1.93m)

Lounge

12' 1" x 13' 0" (3.68m x 3.95m)

Kitchen/Dining Room

22' 5" x 10' 0" (6.82m x 3.04m)

Bathroom

9' 4" x 4' 4" (2.84m x 1.31m)

Landing

3' 11" x 3' 2" (1.19m x 0.96m)

Hallway

7' 4" x 2' 10" (2.24m x 0.87m)





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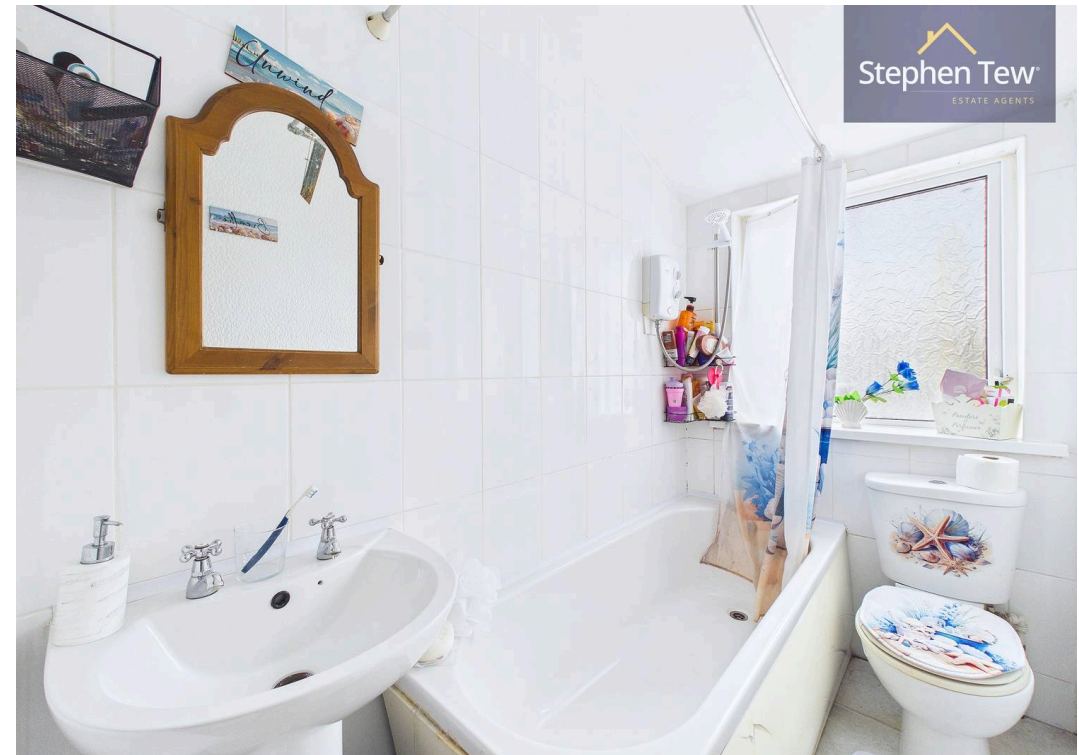
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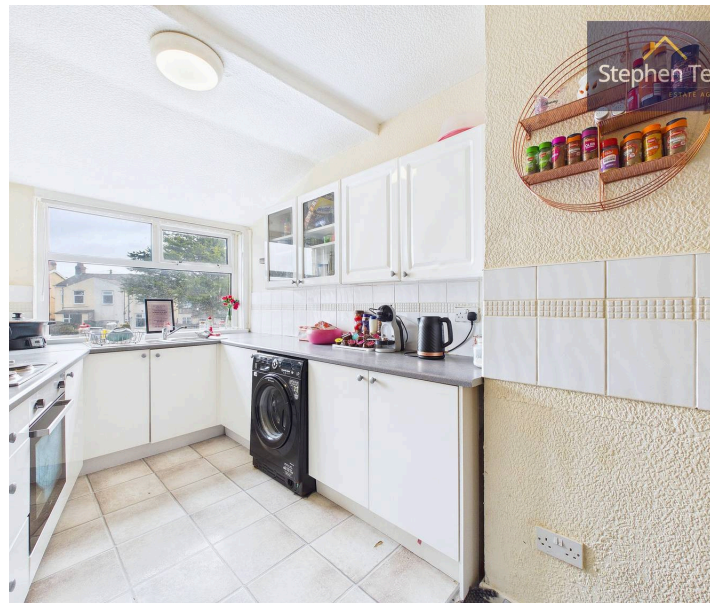


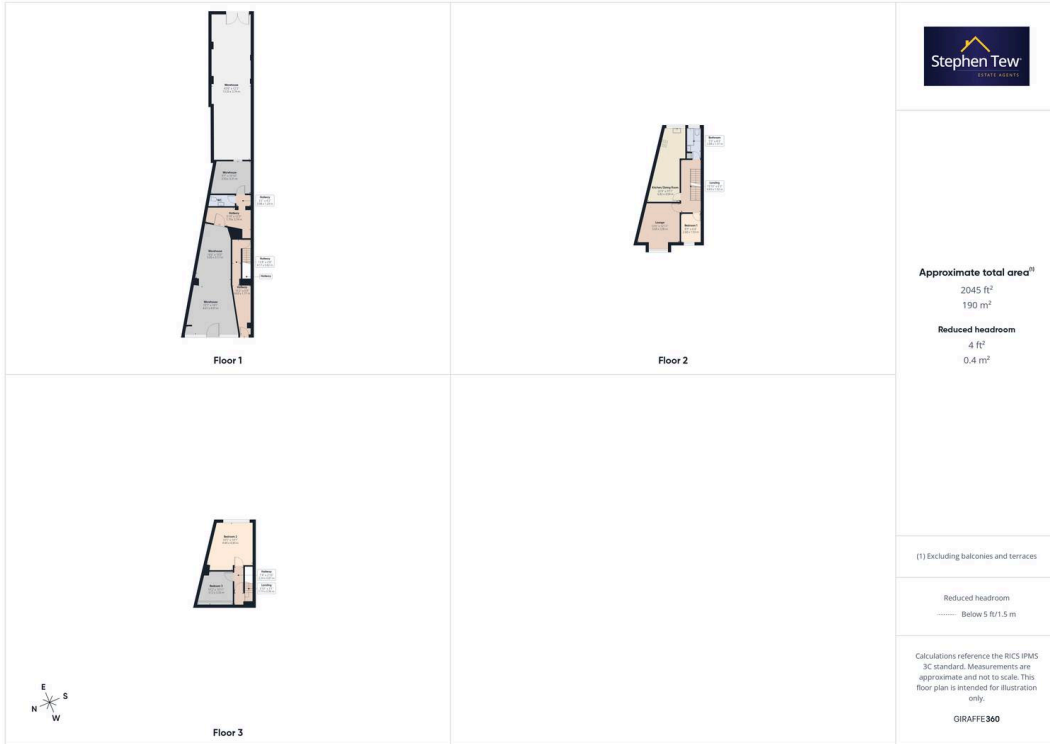


OFF STREET

1 Parking Space

Forecourt







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