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Teapo

Eat in or takeaway

HAPPY

EAT IN OR TAKE AWAY

Lytham Road, Blackpool

Blackpool

Offers Over £125,000

Lytham Road, Blackpool

Fantastic opportunity to purchase a ground floor retail unit/office space with a two bedroom self contained flat above. Situated in a convenient location on Lytham Road with passing trade.

The retail unit comprises of open plan shop floor area leading onto additional room, fitted kitchen, basement, two WC's and storage room.

Above the shop there is a self contained flat, across two floors, comprising of hallway, lounge, kitchen, bedroom and WC to the first floor. To the second floor there is a bedroom and three piece suite bathroom. Selling with the tenants in situ.

Council Tax band: A

Tenure: Freehold

- Commercial unit and self contained two bedroom flat
- Convenient location with passing trade
- Flat is being sold with the tenants in situ





Retail/Office Unit

Other

30' 10" x 13' 2" (9.39m x 4.01m)

Retail/office unit to the front.

Other 2

13' 7" x 7' 1" (4.14m x 2.15m)

Separate beauty/office room

Wc 2

5' 11" x 4' 6" (1.81m x 1.38m)

WC and wash basin

Basement

12' 10" x 10' 6" (3.92m x 3.19m)

Office / storage space in the basement

Kitchen 2

8' 0" x 10' 2" (2.45m x 3.1m)

Matching range of base and eye level units and worktop.

Storage Room

Utility / Storage room leading off from the kitchen with access to WC.





Wc 2

5' 11" x 4' 6" (1.81m x 1.38m)

WC and wash basin

Basement

12' 10" x 10' 6" (3.92m x 3.19m)

Office / storage space in the basement

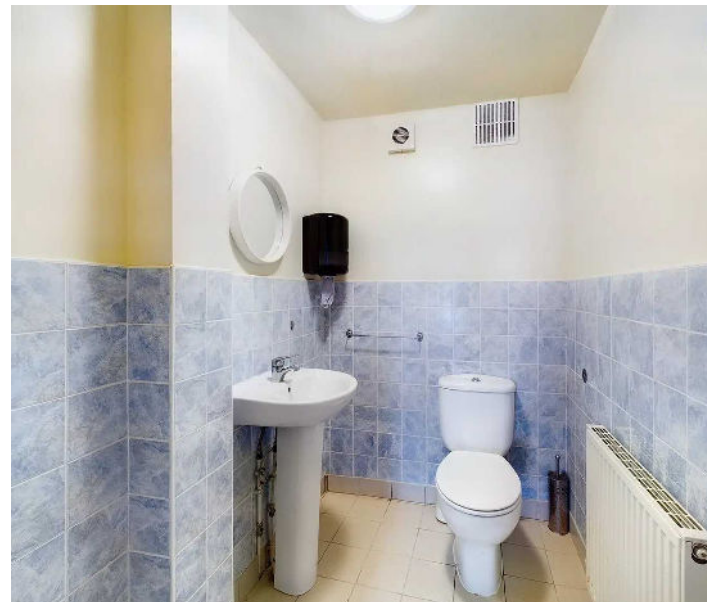
Kitchen 2

8' 0" x 10' 2" (2.45m x 3.1m)

Matching range of base and eye level units and worktop.

Storage Room

Utility / Storage room leading off from the kitchen with access to WC.





Two Bedroom Flat

Hallway

Private hallway for the flat upstairs

Landing

Lounge

14' 6" x 16' 8" (4.43m x 5.09m)

UPVC double glazed window to the front elevation, radiator and electric fire

Kitchen

11' 12" x 10' 8" (3.65m x 3.25m)

Matching range of base and eye level units and worktops, integrated oven and hob. UPVC double glazed window and radiator.

Bedroom

10' 5" x 10' 4" (3.17m x 3.16m)

UPVC double glazed window to the rear elevation and radiator

Wc

2' 10" x 7' 1" (0.86m x 2.15m)

WC and wash basin. UPVC double glazed window and radiator





Bedroom 2

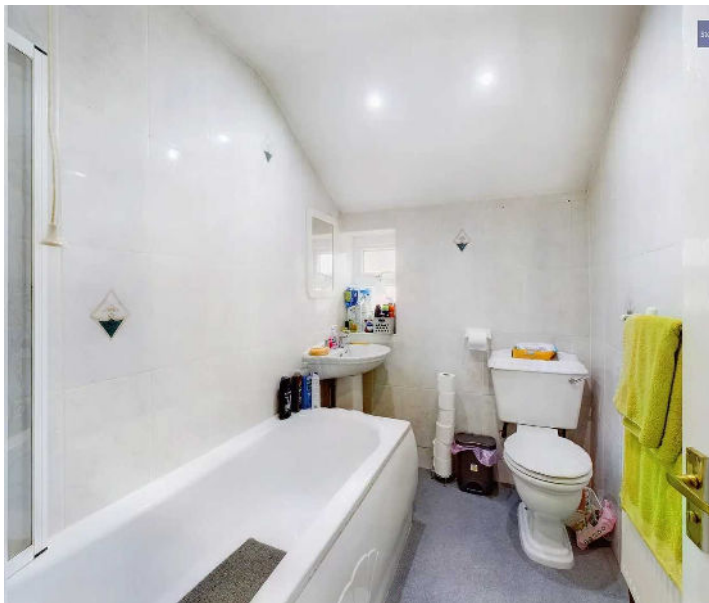
8' 4" x 10' 10" (2.54m x 3.3m)

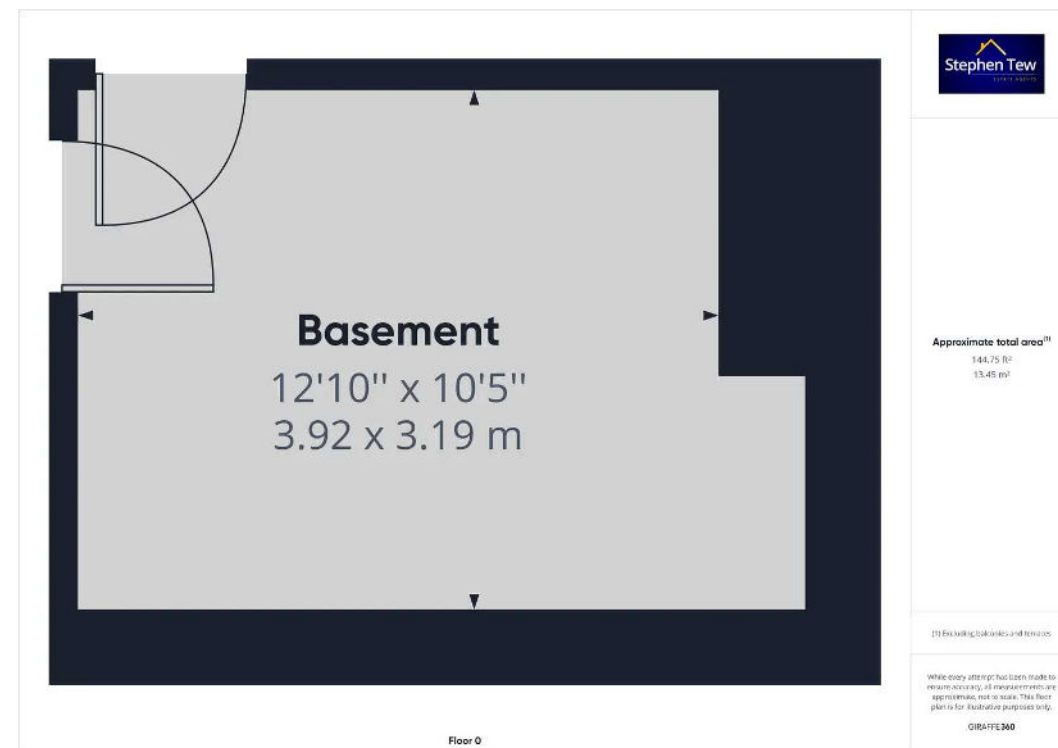
Bedroom to the second floor. UPVC double glazed window and radiator

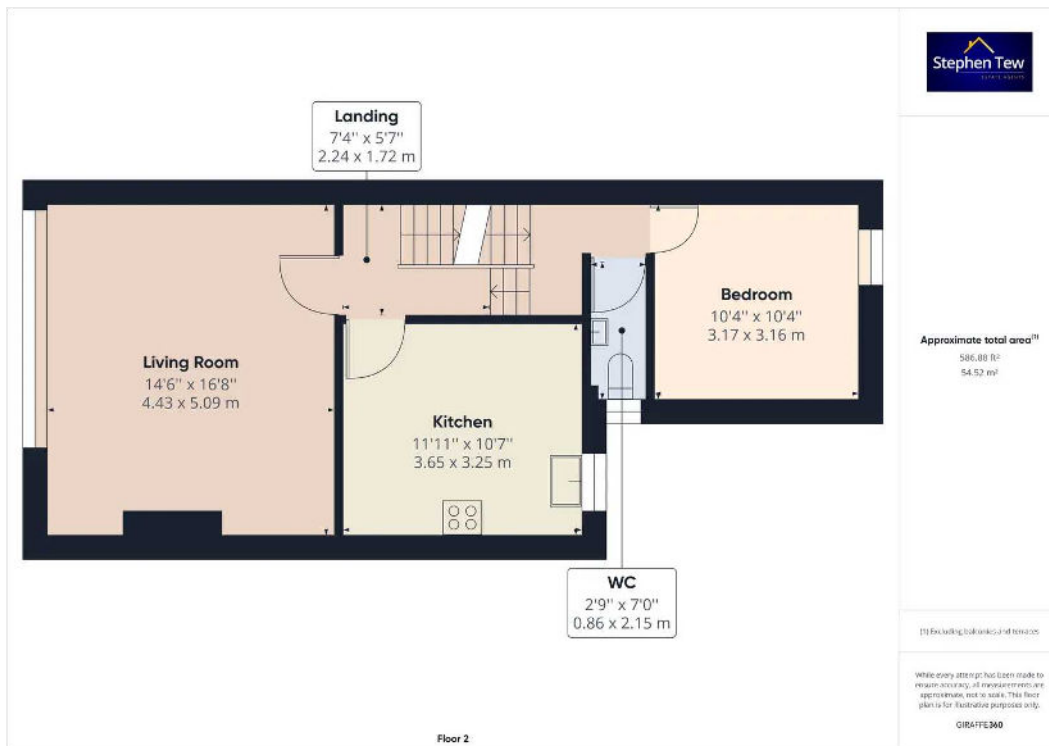
Bathroom

5' 3" x 7' 5" (1.61m x 2.25m)

Three piece bathroom suite. UPVC double glazed window and radiator









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