



## Leisure in FY1

Lytham Road, Blackpool, Lancashire, FY1  
6DN

**£85,000** Starting Bid

On Street parking

## Property features

- ✓ Investment Property Comprising Massage Parlour and Separate 3 Bedroom Self-Contained Flat
- ✓ Central Blackpool
- ✓ Busy All Year-Round Trading
- ✓ Substantial 3 Storey Property
- ✓ Priced to Sell

## Description

**\*\*Being sold via Secure Sale online bidding. Terms & Conditions apply\*\***

We are pleased to offer this Investment Property for sale.

This substantial 3 storey property comprises a Massage Parlour and a Separate 2 Storey 3 Bedroom Self-Contained Flat.

The property is situated on the busy all year-round trading location Lytham Road, Blackpool, being close to Blackpool Town Centre, Promenade and amenities.

Viewing Recommended.

Please note we have not inspected the property.

Price: Starting Bid £85,000

Property Type: Leisure

Business Type: Other/Unspecified

Parking: On Street

## Location

The property is situated on the busy all year-round trading location Lytham Road, Blackpool, being close to Blackpool Town Centre, Promenade and amenities.



## Accommodation

Ground Floor

Main Entrance leading to Reception Room (Approx. 109 sq. ft.) with feature counter, laminate flooring, and suspended ceiling with concealed lighting, leading to:

3 x Treatment Rooms (Approx. 66 sq. ft. each) with concealed lighting and laminate flooring.

Second Entrance to staircase which leads to the flat.

Separate Ground Floor Street Entrance leading to: Hallway and Staircase.

Flat - First Floor

Double Bedroom.

Bathroom with 3-Piece Suite comprising Shower, Toilet and Sink.  
Lounge.

Fitted Kitchen with laminate flooring.

Second Floor

2 x Double Bedrooms with vaulted ceilings.

EXTERIOR; Forecourt Trading Area. On Street Parking.



## Agent notes

The property has electric heating and is protected by roller shutters.



## Tenure

Long Leasehold, title numbers LAN288970 and LAN303285



## Business

We have been informed that the massage parlour and flat are both currently let to the same tenant on a 5-year lease agreement with 2 years remaining at a rent of £950 per calendar month. We are informed there is a ground rent applicable of £1000 per annum for the retail unit and £500 per annum for the residential accommodation.



## EPC

Available upon request, Rating E.



## Rateable Value

Current rateable value (1 April 2023 to present)  
£5,300  
Sourced from VOA



## Additional Information

For further information please contact our office directly on 0191 737 1154, or alternatively via email on [commercial@pattinson.co.uk](mailto:commercial@pattinson.co.uk). With regards to viewing subject property, this is to be done strictly by appointment.





Lytham Road, Blackpool, Lancashire, FY1 6DN

Contact your local branch today for more information on this property:  
**G&T Properties Dudley Road, Brierley Hill, West Midlands, DY5 1HA,**  
<https://www.gandtproperties.co.uk/>

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