



36/38 Westmorland Avenue,
Blackpool, Lancashire, FY1 5PG

£425,000

***** INVESTMENT OPPORTUNITY *****

This large **DOUBLE** fronted terraced property is arranged as **TEN** separate flats, providing an annual income of around **£51,740**. That's a **VERY APPEALING 12%** gross yield.

The property is well presented with a central Blackpool location conveniently within 0.2 miles of local shops and amenities and 0.5 miles of the **PROMENADE**.

- **INVESTMENT OPPORTUNITY**
- Annual income circa **£51,740**
- **OVER 12%** gross yield
- Electrical test certificates
- Gas safety certificate

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1948.



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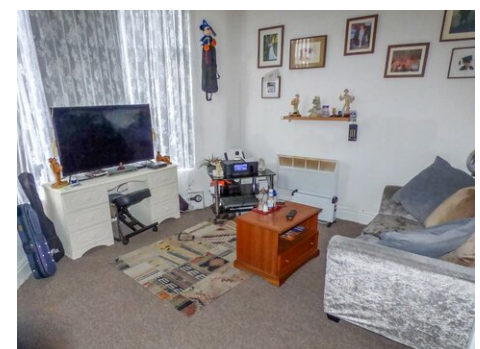
81-83 Red Bank Road, Bispham, FY2 9HZ

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Ground Floor:

Vestibule: Meters cupboard

Communal Hall / Staircase:

Flat 1: As at May 23 / Occupied since 4th Feb 2023 / Rent £100 per week / No arrears

Flat 2: As at May 2023 / Occupied since 16th Oct 2022 / Rent £85 per week / no arrears

Inner Hall: access to rear

First Floor:

Flat 6: As at May 2023 / Occupied since 21st Jan 2023 / Rent £110 per week / No arrears

Flat 8: As at May 2023 / Occupied since 30th Oct 2021 / Rent £100 per week / No arrears

Flat 9: As at May 2023 / Occupied since 25th February 2023 / Rent £100 per week / No arrears

Second Floor:

Flat 5: As at May 2023 / Occupied since 7th Jan 2023 / Rent £110 per week / No arrears

Flat 7: As at May 2023 / Occupied since 6th Aug 2022 / Rent £100 per week / No arrears

Flat 10: As at May 2023 / Occupied since 2nd Oct 2021 / Rent £100 per week / No arrears

Outside: Provides rear access to flats 3 & 4

Flat 3: As at May 2023 / Occupied since 18th March 2023 / Rent £105 per week / no arrears

Flat 4: As at May 2023 / Occupied since 7th Oct 2017 / Rent £85 per week / no arrears

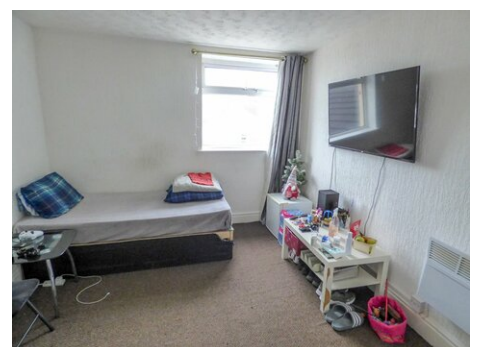
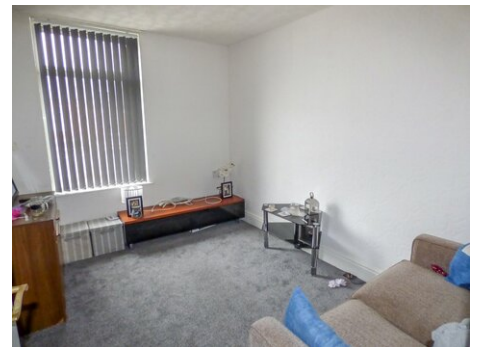
EPC: There are 10 individual energy performance certificates valid until 2025, which can be viewed via the following link:<https://find-energy-certificate.service.gov.uk/find-a-certificate/search-by-postcode?postcode=FY1+5PG>

Electrics: There are electrical test certificates for each apartment dated May 2023, available for inspection.

Gas: There is gas safety certificate dated April 2023 available for inspection.

Tenure: We are informed the property is Freehold. Interested parties should seek clarification from their solicitor.

: As at May 2023 / Occupied since 18th March 2023 / Rent £105 per



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Flat 3: As at May 2023 / Occupied since 18th March 2023 / Rent £105 per week / no arrears

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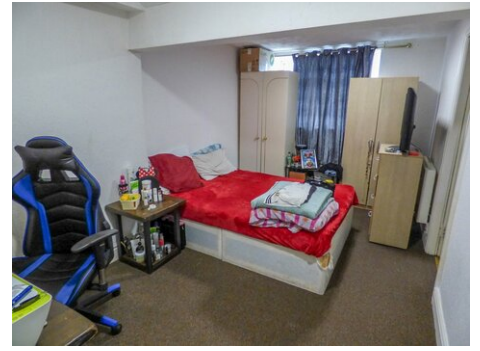
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Directions: From Blackpool's Central Pier, head directly inland along Chapel Street's full length. At the lights bear right into Central Drive. At the first roundabout bear left into Grasmere Road. Finally taking the third left into Westmorland Avenue.

General Disclaimer: Whilst every care has been taken in the preparation of these details, interested parties should seek clarification from their solicitor and surveyor as their complete accuracy cannot be guaranteed. These particulars do not constitute a contract or part of a contract. **Measurements:** Room dimensions are approximate, with maximum dimensions taken where rooms are not a simple rectangle. Measured into bays and recesses where appropriate. Floorplans are for general guidance and are not to scale.

Photography: Images are for representation only and items shown do not infer their inclusion. **Fixtures, Fittings & Appliances:** Unless stated otherwise, these items have not been tested and therefore no guarantee can be given that they are in good working order.

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