




**Milbourne Street/Buchanan Street, Blackpool, FY1 3LL**

**Price: £75,000**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		72
(55-68) <b>D</b>	56	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

EPC Example for Flat 1

- For Sale By Online Auction
- Large Corner Property
- Commercial Unit & Two Residential Flats
- Close To Blackpool Town Centre
- 360 Virtual Tour Available
- Current Income £6,432 Per Annum
- Projected Income Once Let Circa £12,500 Per Annum
- GFF Recently Vacant & Modernised

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# Milbourne Street/Buchanan Street, Blackpool

For Sale by Online Auction with a Starting Bid of £75,000. Terms & Conditions Apply. See WebbMove for all of the auction details.

A large corner property comprising of two self-contained apartments and a small commercial unit, situated in an ideal location, close to Blackpool Town Centre which is the focus of the £300M+ regeneration project. The projected income is circa £12,500 per annum – based on the starting price that's a yield of almost 17%!!!

The ground floor flat has recently become vacant and has been updated by the present owner, the other flat and commercial unit have established tenants occupying them.

Viewings are available, call us now to arrange your appointment.

## SMALL COMMERCIAL UNIT

## COMMUNAL HALLWAY

## GROUND FLOOR FLAT

### HALLWAY

12' 1" x 3' 10" (3.68m x 1.17m)

### LOUNGE/BEDROOM

15' 6" x 8' 3" (4.72m x 2.51m)

### KITCHEN/DINER

12' 0" x 9' 3" (3.66m x 2.82m)

### BATHROOM

9' 1" x 3' 11" (2.77m x 1.19m)

## STAIRS TO FIRST FLOOR FLAT

## FIRST FLOOR FLAT

### KITCHEN/LIVING AREA

13' 3" x 15' 6" (4.04m x 4.72m)

### BEDROOM

12' 3" x 9' 9" (3.73m x 2.97m)

### BEDROOM TWO

9' 5" x 8' 2" (2.87m x 2.49m)

### BATHROOM

6' 2" x 6' 4" (1.88m x 1.93m)

## TENURE

The property is **Freehold**





# Milbourne Street/Buchanan Street, Blackpool

## COUNCIL TAX

Band "A"

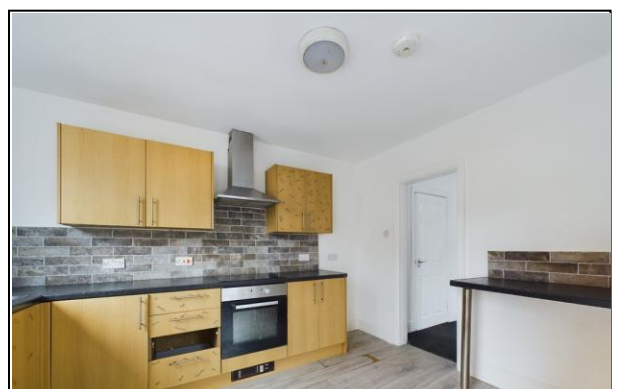
The average council tax charges for April 2010 - March 2013 are listed below, based on a household of two adults. The tax bands are based on the value of your property in 1991.

Valuation Band	Council Tax 2017/18	Council Tax 2018/19	Council Tax 2019/20
A	£1104.47	£1170.70	£1218.16
B	£1288.54	£1365.82	£1421.19
C	£1472.62	£1560.93	£1624.21
D	£1656.70	£1756.05	£1827.24
E	£2024.86	£2146.28	£2233.29
F	£2393.01	£2536.52	£2639.35
G	£2761.17	£2926.75	£3045.40
H	£3313.40	£3512.10	£3654.48

## PLEASE NOTE

These particulars are believed to be correct but in no way is their accuracy guaranteed and they do not form part of any contract and neither do Tiger Sales & Lettings or the vendors accept any responsibility in respect of these particulars and any prospective purchaser must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are approximate and for illustrative purposes only. Floor Plans are included as a service to our customers and is intended as a GUIDE TO LAYOUT ONLY. Digital images are reproduced for general information only and must not be inferred that any item shown is included for sale with the property. We have been unable to confirm if services / items in the property are in full working order. The property is offered for sale on this basis. Prospective purchasers are advised to seek expert advice where appropriate. We are only verbally informed by the vendor of the stated tenure details, therefore we advise any prospective purchaser to confirm the tenure details with their solicitor / legal representative.

26/03/2024



# Milbourne Street/Buchanan Street, Blackpool



Ground Floor

Approximate total area<sup>1)</sup>  
932.22 ft<sup>2</sup>  
86.61 m<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360