



Aintree Road, Blackpool, FY4 3BD
Starting Bid £40,000

- For Sale by Online Auction
- NO CHAIN
- Former Takeaway with Flat Above
- Ideal For Conversion to Flats (subject to planning)
- Improvement Works Required Throughout
- Registered as Commercial
- Two Existing Separate Entrances
- Great Investment Opportunity

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Aintree Road, Blackpool

For Sale by Online Auction with a Starting Bid of £40,000. Terms & Conditions Apply. A Former Takeaway Which Lends Itself Perfectly to TWO FLATS (subject to planning permission).

To the ground floor is the customer waiting area and a substantial kitchen preparation area. To the first and second floors is the present owner's accommodation which can be accessed via a separate external door to the side of the property and is easily separated with a stud wall.

Once planning permission is applied for, most of the work would be cosmetic improvement as the layout is already ideal for two flats. Please see the virtual tour, floorplan or request your viewing now.

GROUND FLOOR (CURRENTLY A TAKEAWAY)

Front entrance to the customer waiting area, side entrance to the first floor flat. The entrance is presently open to the kitchen area but could easily be separated with a stud-wall.

CUSTOMER WAITING AREA

10' 10" x 12' 8" (3.31m x 3.87m)

UNDERSTAIRS STORAGE

2' 9" x 2' 11" (0.86m x 0.90m)

KITCHEN/FOOD PREPARATION AREA

25' 6" x 21' 2" (7.79m x 6.46m)

SMALL YARD TO THE REAR

FIRST FLOOR FLAT (ACROSS 2 FLOORS)

BEDROOM/LOUNGE

8' 11" x 14' 7" (2.72m x 4.47m)

BEDROOM TWO

9' 8" x 7' 5" (2.96m x 2.28m)

HALLWAY/LANDING

BATHROOM

7' 3" x 5' 11" (2.21m x 1.81m)

LOFT ROOMS (SECOND FLOOR)

ROOM ONE

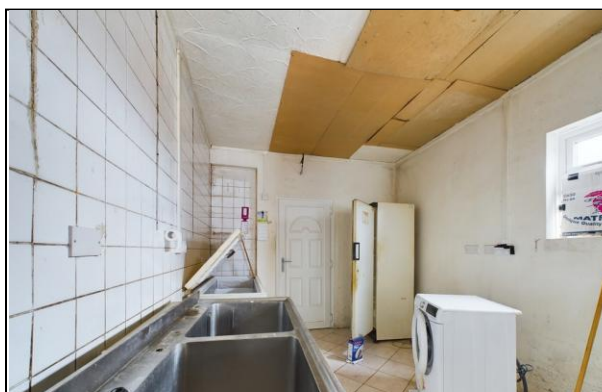
8' 8" x 6' 6" (2.65m x 1.99m)

ROOM TWO

8' 6" x 7' 11" (2.60m x 2.42m)

TENURE

The property is **Freehold**

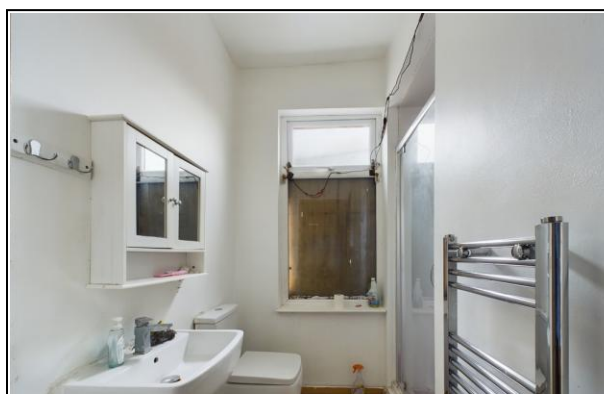


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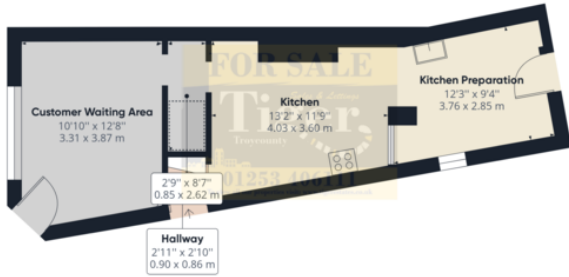
PLEASE NOTE

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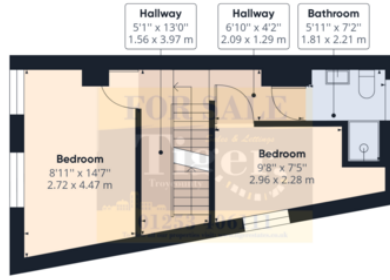
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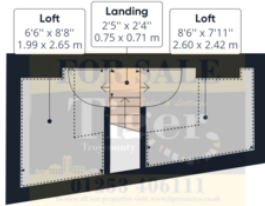
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Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

872.16 ft²
81.03 m²

Reduced headroom

94.31 ft²
8.76 m²

(1) Excluding balconies and terraces

☐ Reduced headroom (below 1.5m/4.92ft)

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

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