

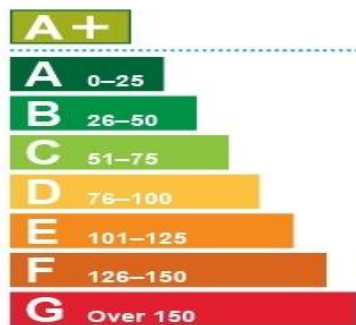


Poulton Road, Fleetwood, FY7 6TB

Starting Bid £45,000

Energy Performance Asset Rating

More energy efficient



Net zero CO₂ emissions

87 This is how energy efficient the building is.

WWW.EPC4U.COM

- For Sale by Online Auction
- Former Retail Unit
- Ideal Unit to Convert to Flats (STPP)
- See Plans for Next Door which is Now Flats
- Projected Rental Income Circa £1,100 Per Month (Once Converted & Renovated)
- Approx. 1,050 sq. ft.
- Ideal Investment Opportunity
- NO CHAIN

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Poulton Road, Fleetwood

For Sale by Online Auction with a Starting Bid of £45,000.
Terms & Conditions Apply. See WebbMove.

Situated in the heart of Fleetwood is this former retail unit which lends itself perfectly to conversion to two 1-bedroom flats (STPP) which, once renovated, could fetch an income of circa £1,100 per month. An ideal building project which has been priced to sell and offers NO CHAIN.

We have included a photo of plans for next door which is now 2 flats and was previously a similar unit to this. N.B. these plans have been included as an example and should not be relied on by a prospective buyer.

RETAIL UNIT

SHOP FLOOR

13' 3" x 10' 11" (4.04m x 3.33m)

SHOP FLOOR CONTINUED

13' 1" x 11' 6" (3.99m x 3.51m)

INNER HALLWAY

8' 11" x 2' 10" (2.72m x 0.86m)

STOCK ROOM

8' 9" x 8' 10" (2.67m x 2.69m)

KITCHEN SPACE

9' 1" x 5' 10" (2.77m x 1.78m)

STAIRS TO FIRST FLOOR FLAT

LOUNGE

15' 0" x 12' 2" (4.57m x 3.71m)

BEDROOM

13' 3" x 9' 3" (4.04m x 2.82m)

LANDING

8' 11" x 5' 4" (2.72m x 1.63m)

BATHROOM

8' 10" x 5' 11" (2.69m x 1.8m)

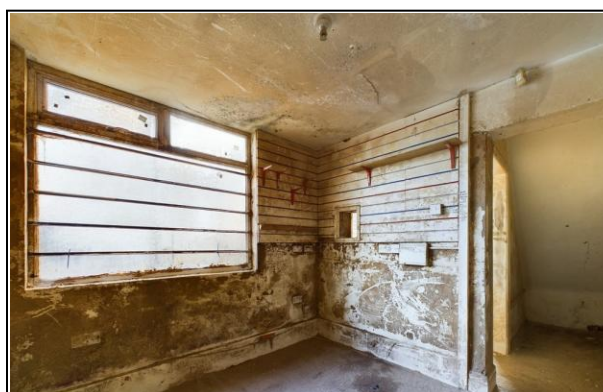
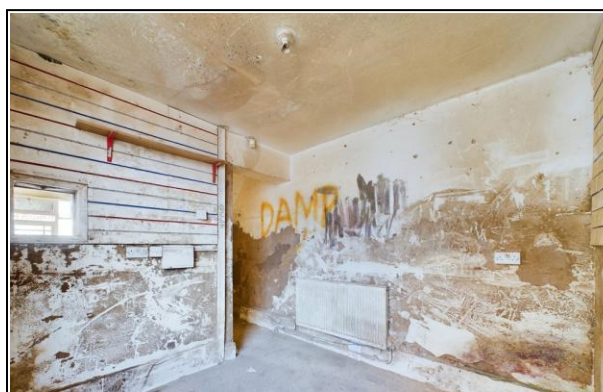
KITCHEN

8' 10" x 7' 6" (2.69m x 2.29m)

YARD TO REAR

TENURE

The property is **Freehold**



Poulton Road, Fleetwood

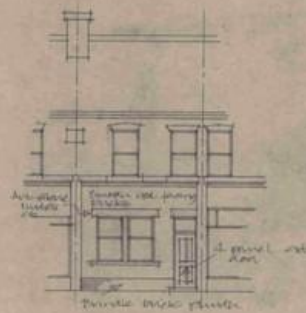
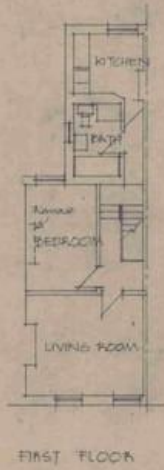
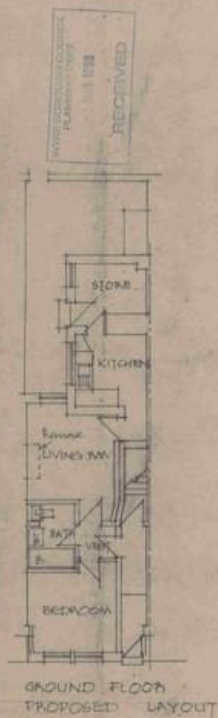
PLEASE NOTE

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.

19/03/2024



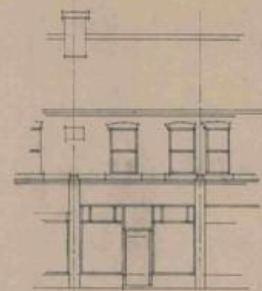
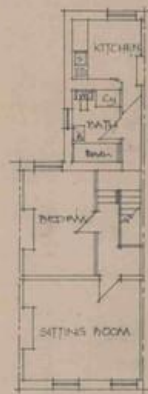
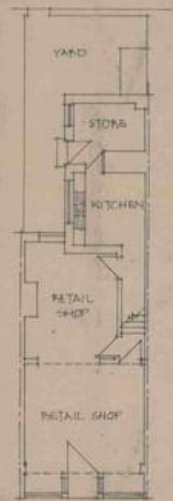
N.B. THESE PLANS WERE DRAWN UP FOR NEXT DOOR WHICH WAS CONVERTED FROM A RETAIL SHOP TO FLATS. THEY HAVE BEEN PROVIDED FOR EXAMPLE PURPOSES ONLY. THEY SHOULD NOT BE RELIED UPON BY A PROSPECTIVE BUYER, WHO WOULD NEED TO APPLY FOR PLANNING PERMISSION AND PRODUCE THEIR OWN PLANS.



GROUND FLOOR PROPOSED LAYOUT

FIRST FLOOR

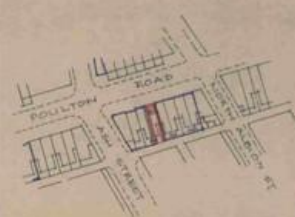
FRONT ELEVATION AS PROPOSED



GROUND FLOOR EXISTING LAYOUT

FIRST FLOOR

FRONT ELEVATION AS EXISTING



SITE PLAN

↑
NORTH

WYRE BOROUGH COUNCIL
PLANNING APPLICATION
26 APR 1999
APPROVED

35 POULTON ROAD, FLEETWOOD, LANC'S
PROPOSED CHANGE OF USE FROM
RETAIL SHOP AND DWELLING INTO
TWO SELF CONTAINED RESIDENTIAL
FLATS FOR C DRUMMOND & OTHERS

NOTES

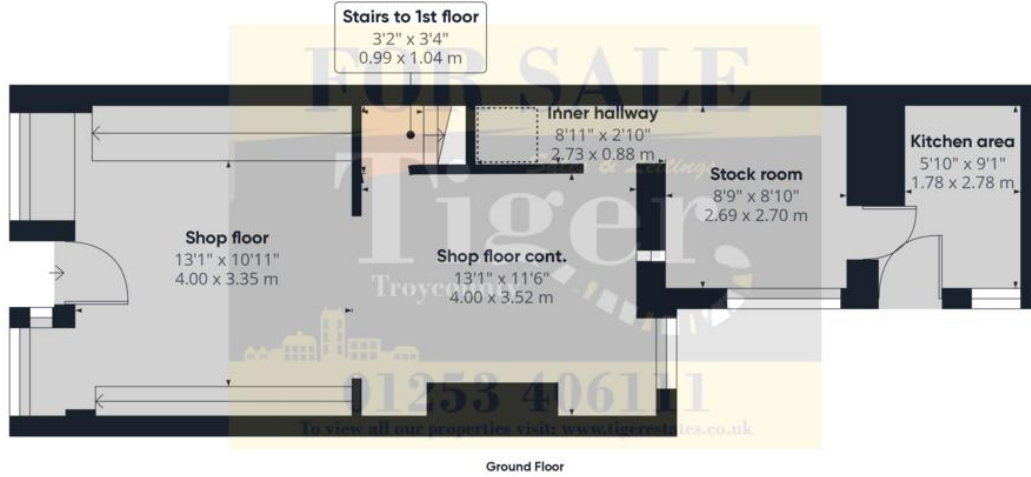
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SCALES
SITE PLAN - 1/250
BUILDING DTLS 1/100

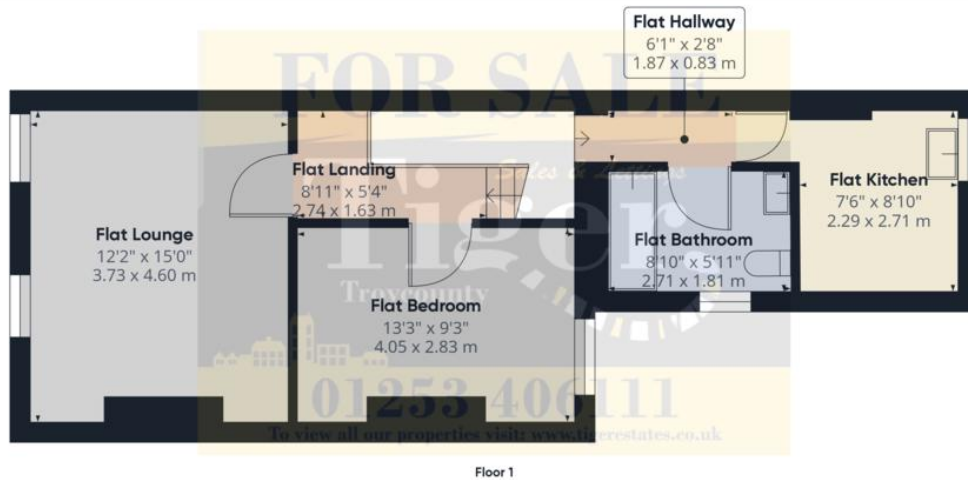
Henry Banks & Co
Chartered Surveyors
52 Adelaide Street
FLEETWOOD, Lancs.

Poulton Road, Fleetwood



Approximate total area¹⁾
1045.89 ft²
97.17 m²

Reduced headroom
8.31 ft²
0.77 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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