



Withnell Road, Blackpool, FY4 1HE
Starting Bid £160,000

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F	21 F	26 F
1-20	G		

- For Sale by Online Auction
- Block Of Five Self Contained Flats
- Located In the Heart of South Shore
- Close To Many Local Amenities
- Returns Approx. £20,000 Per Annum
- Ideal Investment Opportunity
- Viewing Recommended

Withnell Road, Blackpool

For Sale by Online Auction with a Starting Bid of £160,000. Terms & Conditions Apply. See WebbMove for all the Auction Details.

Investment Opportunity – Block of Five Flats – Guide Price £160,000

A fantastic investment opportunity offering a potential return of approximately £20,000 per annum. This block of five flats is situated in the heart of South Shore, Blackpool, just a short walk from the world-famous Blackpool Promenade and close to a range of local amenities.

To the ground floor, there are two one-bedroom flats, one of which is occupied by a long-standing tenant who has lived in the building for over 40 years. The first floor offers two further one-bedroom flats, both of which are tenanted by reliable long-term residents. On the second floor, there is a recently refurbished one-bedroom flat that is ready to be let to a new tenant, offering the opportunity to quickly secure additional rental income.

This is an ideal purchase for investors looking for a strong yield with an established rental history. The property is well located for transport links, shops, and leisure attractions, ensuring strong ongoing demand from tenants. Early viewing is highly recommended to fully appreciate the potential this property presents.

APPROXIMATE AGE OF THE PROPERTY

1920s

TENURE

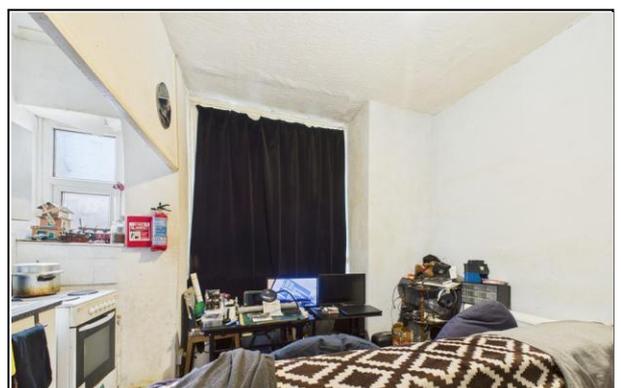
The property is **Freehold**

COUNCIL TAX

Band **"C"**

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

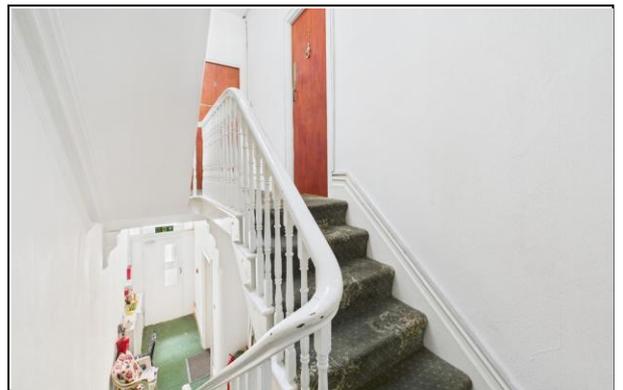


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PLEASE NOTE

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.

29/04/2025



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