

LOT 2

ADDRESS
Carty's Social Club
75 George Street
Blackpool
Lancashire, FY1 3HY

GUIDE PRICE*
£60,000 - £75,000+

BLACKPOOL, LANCASHIRE



**Former Social Club with Development Potential (STP)
Freehold with Vacant Possession
Sold on Behalf of Joint LPA Receivers**

Guide Price*
£60,000 - £75,000+

FEATURES

- Auction date: 24th & 25th January 2018
- Two Storey Social Club
- Sold on Behalf of Joint LPA Receivers
- Freehold with A4 planning consent
- Predominantly a residential area
- Close to Blackpool attractions
- Development opportunity (STP)
- Potential for mixed use retail and residential (STP)
- Excellent transport links
- Freehold

EPC Rating: Solicitors

TLT Solicitors

Location

The property is located on the eastern side of George Street in the popular seaside resort of Blackpool, Lancashire.

Blackpool has an estimated population of 143,000, plus a further 10 million visitors each year.

The world famous Blackpool Tower, Illuminations and Promenade are just a short walk from the property. Blackpool is currently enjoying a program of regeneration, creating new jobs for the local community.

The M55 motorway provides good access out of Blackpool, linking in with the M6 which heads north towards Lancaster and south towards Liverpool and Manchester.

Description

This social club is of brick construction with a pitched and tiled roof, and set over two storeys.

In summary, the ground floor has an entrance hall leading to the large bar area with a good sized beer cellar and male and female wash room facilities. The upper floor comprises a large function suite with bar area, toilet facilities, a raised stage area and a kitchen.

The ground floor space is large enough to accommodate two retailers.

To the front of the property there is ample off street parking for up to five cars.

The fixtures and fittings are not included. A few items could, however, remain following the sale and at this point the property is sold as seen.

*Guide Price: Each property is subject to a Reserve Price which may be different from the Guide Price

ONLINE AUCTION DATES

24th & 25th January 2017

VIEWING DETAILS

property@johnpye.co.uk
0115 970 6060

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Accommodation

Approx 426m2 (4585 ft2)

Services

The property is connected to mains gas, electricity, water and drainage. Services have not been tested, so interested parties are advised to carry out their own investigations.

Rateable Value

The current rateable value of the premises is £6,600 pa

Viewing arrangements

To arrange to view the property please call a member of the John Pye Property team on 0115 9706060

Guide price

£60,000 - £75,000+

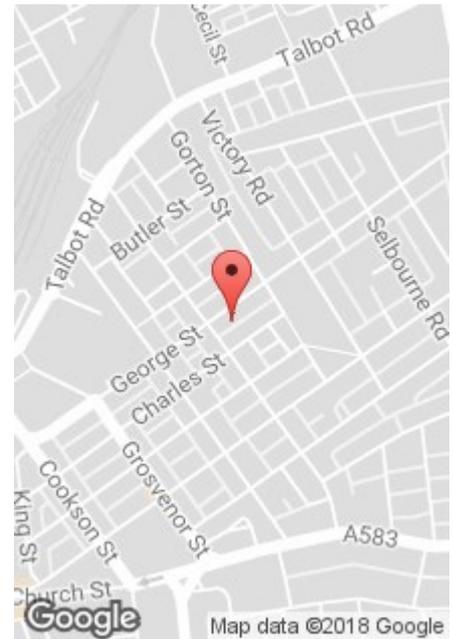
Buyers Premium

2.4% (min. £3,000) inc. VAT

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- Monthly auctions



Development Potential / Investment Analysis

The property currently benefits from A4 planning consent, but offers good potential for a mixed use retail and residential development scheme. Subject to the necessary planning consents being obtained, if the property is converted to mixed use, we expect an income in the region of £12,000 pa could be achieved for the ground floor.

The first floor is well suited for conversion to 3 x 2 bedroom apartments. The price that we expect can be achieved for the apartments is between £60,000 to £80,000 depending on the specification and quality of finish. Our research of the local market suggests two bedrooms apartments will rent for around £6,600 per annum each.



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