Tiger Troycounty Sales & Lettings

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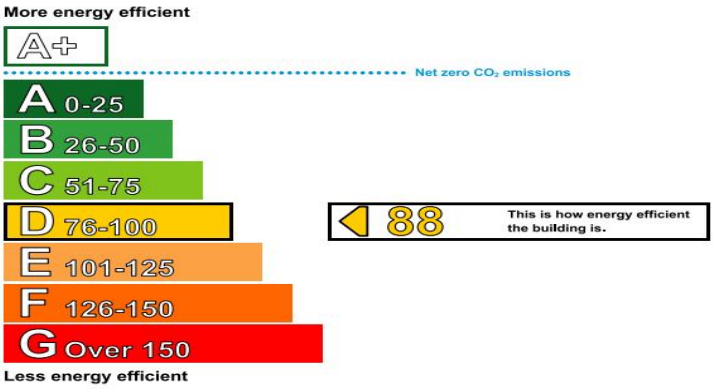
# Dickson Road & Warley Road, Blackpool, FY1 2JU

## Starting Bid £180,000




- For Sale by Online Auction
- Prominent Corner-Sited Freehold Building
- Over 3,000 Sq. Ft.
- Two Spacious Two-Bedroom Flats
- Established Salon Tenant in Occupation
- Seven Parking Spaces
- Walking Distance to Amenities & Seafront
- Current Income Of £22,760 Per Annum

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# Warley Road & Dickson Road, Blackpool

Investment Opportunity – Prominent Corner Property with Mixed-Use Income

For Sale by Online Auction with a Starting Bid of £180,000. Terms and Conditions Apply. See WebbMove for all the Auction Details.

An imposing corner-sited freehold building extending to over 3,000 sq ft, situated within easy walking distance of local amenities and the seafront. The property benefits from seven off-road parking spaces and comprises two spacious two-bedroom residential flats together with two ground-floor retail units currently combined and occupied by a well-established salon tenant, who has been in occupation for approximately 6–7 years.

The current rental income is as follows:

- Flat 1, 18 Warley Road: £643.50 pcm (£7,722 pa)
- Flat 2, 18 Warley Road: £595.84 pcm (£7,150.08 pa)
- Salon: £10,440 pa

Total gross annual rental income: £25,312.08

Gross yield at a purchase price of £180,000: 14.06%

Offered with a guide price of £180,000, this substantial mixed-use investment provides an attractive double-digit gross yield, established tenants, scheduled rental uplifts, and a highly convenient location close to the seafront and local amenities. The combination of residential and commercial income streams, together with ample parking and a prominent corner position, presents an excellent opportunity for investors seeking strong returns and future growth.

**COVERAGE**
BROADBAND

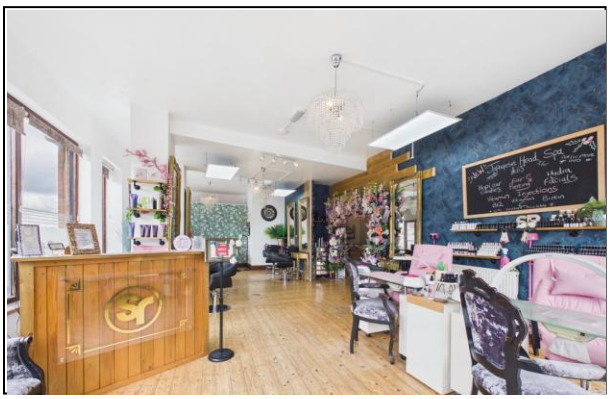
We are advised that the property can obtain Fibre to the Cabinet (FTTC)

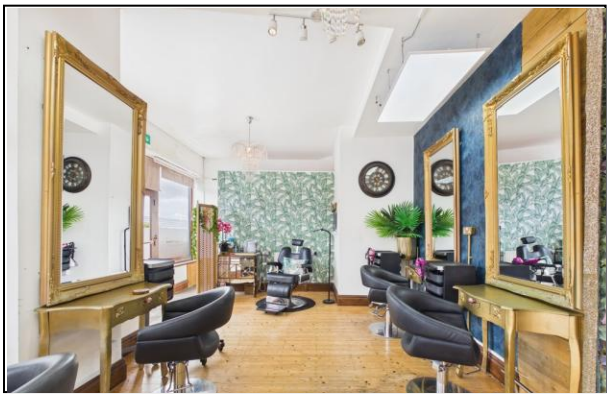
MOBILE DATA

We are advised that you are likely to have mobile coverage

We would suggest that you also make your own enquiries as to Mobile Data coverage
https://checker.ofcom.org.uk/en-gb/mobile-coverage

**TENURE**
The property is **Freehold**





# Warley Road & Dickson Road, Blackpool

**COUNCIL TAX (PER RESIDENTIAL FLAT)**
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.

**12/06/2026**

# Warley Road & Dickson Road, Blackpool

**Tiger House, 11-13 Whitegate Drive, Blackpool, Lancashire, FY3 9AA**
**56 Highfield Road, South Shore, Blackpool, Lancashire, FY4 2JA**
**The Old Docks House, 90 Watery Lane, Preston, PR2 1AU**
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