



**4 York Street, Blackpool**  
Blackpool

Guide Price **£105,000**

# 4 York Street

## Blackpool

**Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £105,000.**

A fantastic opportunity presents itself with this terraced café in Blackpool, offering a great investment for those seeking a commercial unit with additional income potential. Previously operating as a successful café, the property boasts a strategic location within walking distance to Blackpool Town Centre, the famous Promenade, and various local attractions. The café unit itself comprises a fully equipped kitchen, two spacious dining rooms, and two customer WC's for convenience. Additionally, a basement provides ample storage space or the potential for conversion to further enhance the property's offerings.

Beyond the café unit, this property further impresses with two self-contained apartments, one 1-bedroom and one 2-bedroom apartment, adding an extra dimension to the investment potential. Each apartment promises comfortable living spaces, ideal for attracting tenants or short-term rentals. The layout and design of the property lend themselves well to both operational efficiency for the café and the flexibility of the apartments' rental income. With a location that ensures a steady flow of foot traffic and accessibility to key amenities, this property presents a prime opportunity for astute investors looking to make their mark in Blackpool's vibrant commercial landscape.

**Please note, any viewings or offers that take place from this moment must be placed through the auction T&Cs as per the Sellers agreement.**

Council Tax band: A

Tenure: Freehold





**Commercial Unit (Cafe)**  
22' 8" x 13' 11" (6.92m x 4.25m)

**Kitchen**  
6' 1" x 14' 4" (1.86m x 4.38m)

**Hallway**

**Dining Room**  
16' 2" x 10' 11" (4.92m x 3.34m)

**2 x WC**

**Basement**

**1st Floor:**

**Lounge**  
13' 0" x 13' 5" (3.97m x 4.10m)

**Bedroom 1**  
14' 0" x 8' 0" (4.27m x 2.43m)

**Bedroom 2**  
10' 0" x 10' 8" (3.04m x 3.24m)

**Bathroom**  
6' 11" x 7' 8" (2.10m x 2.34m)

**Kitchen**  
8' 0" x 9' 5" (2.44m x 2.86m)

**WC**

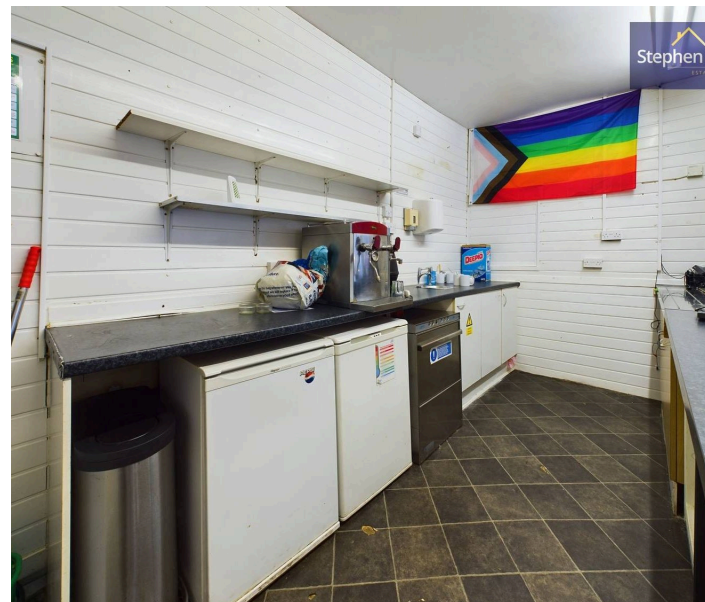
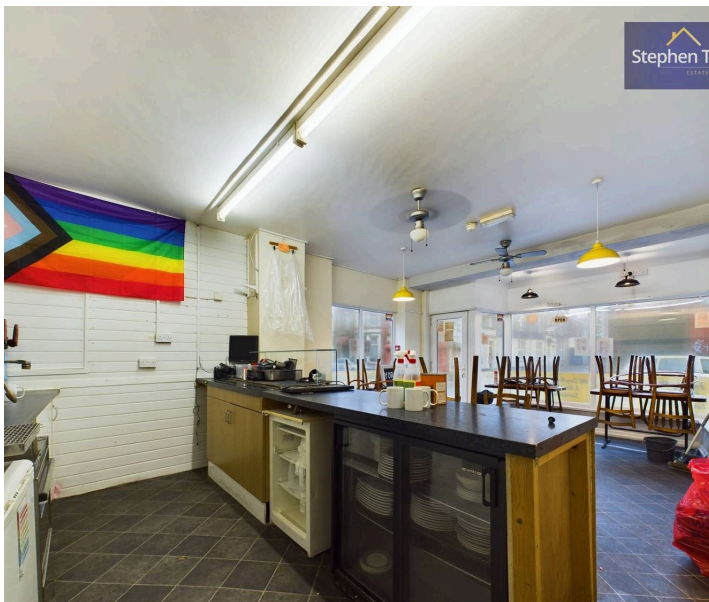
**2nd Floor:**

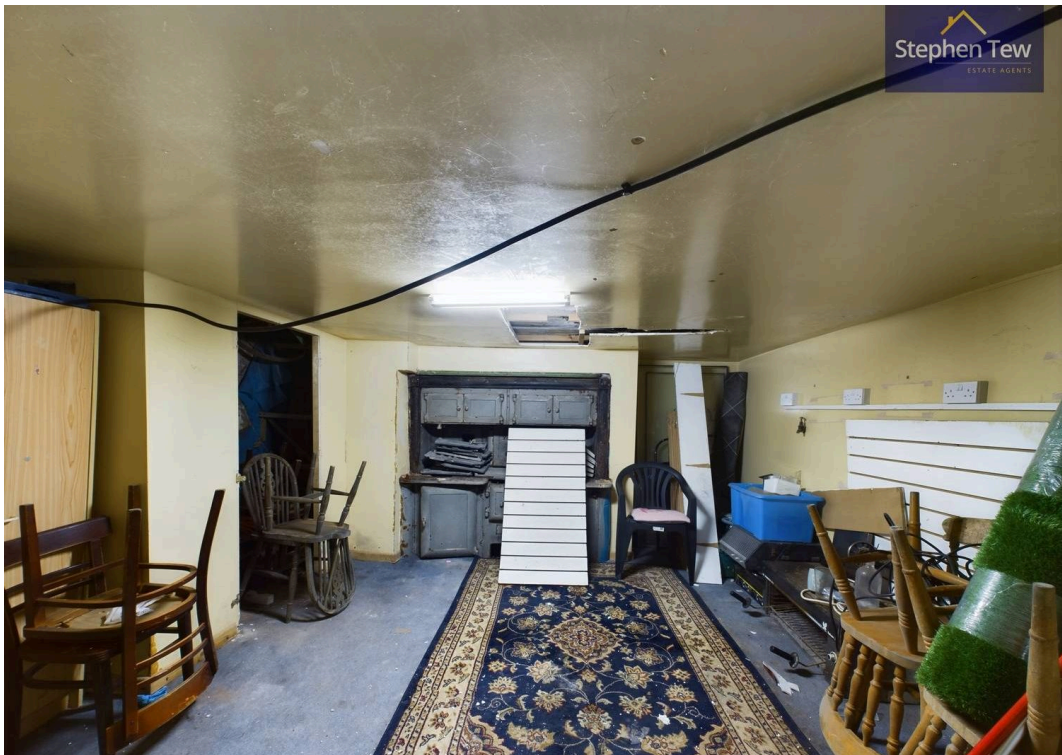
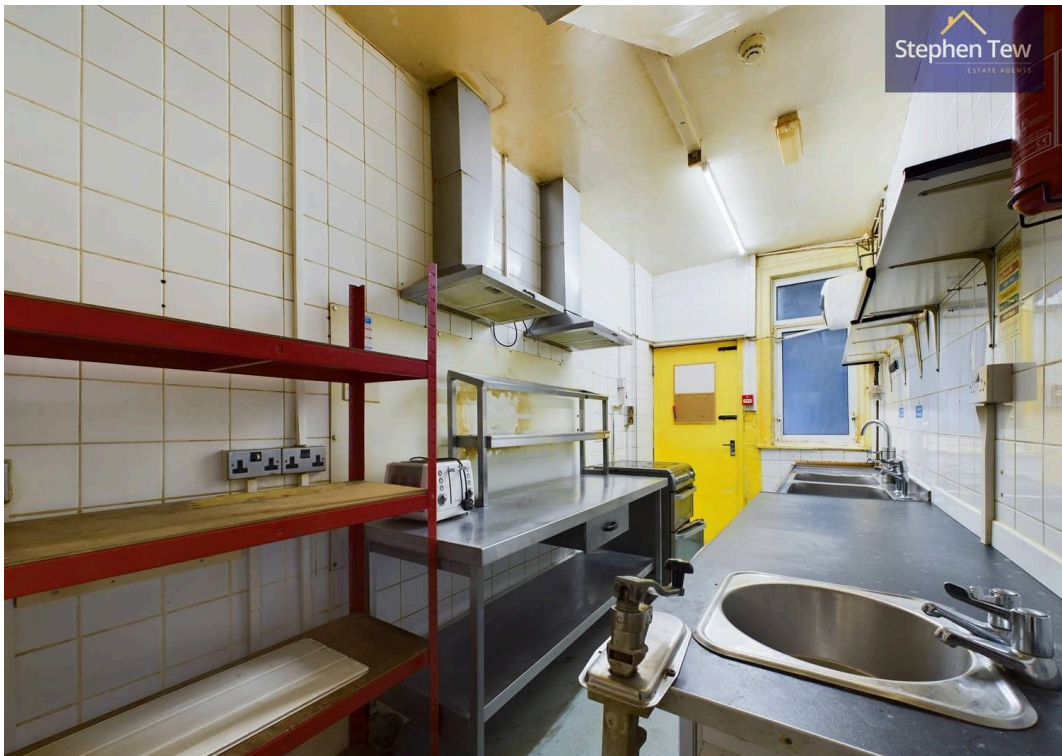
**Kitchen**  
8' 7" x 10' 4" (2.62m x 3.16m)

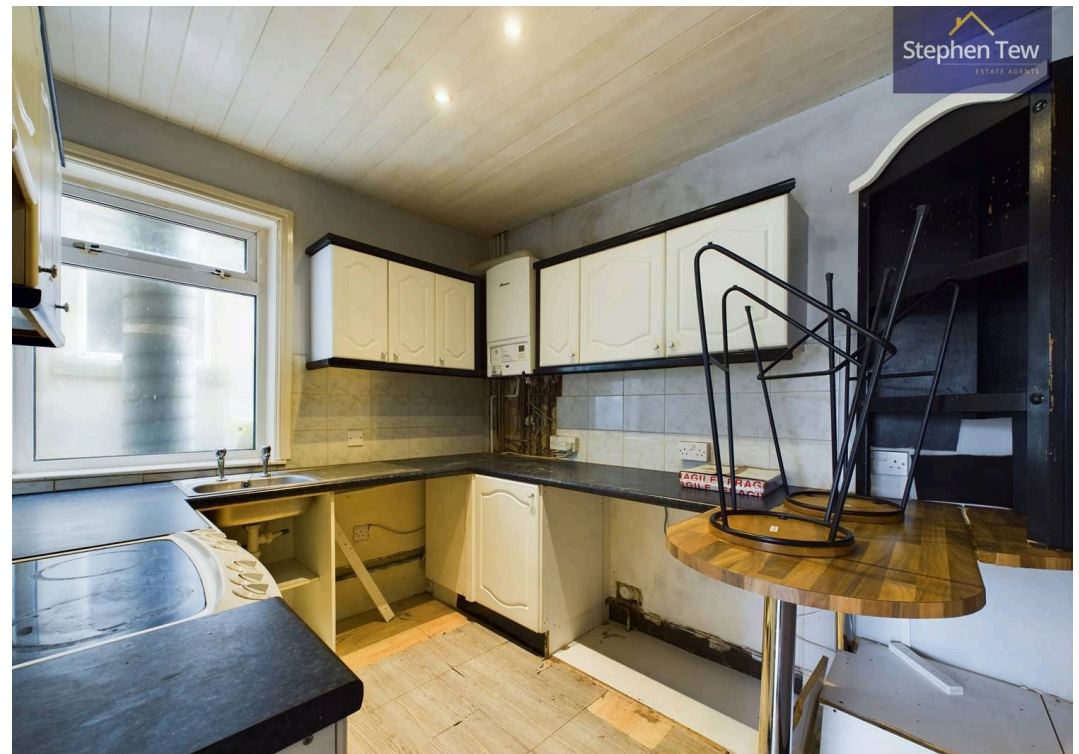
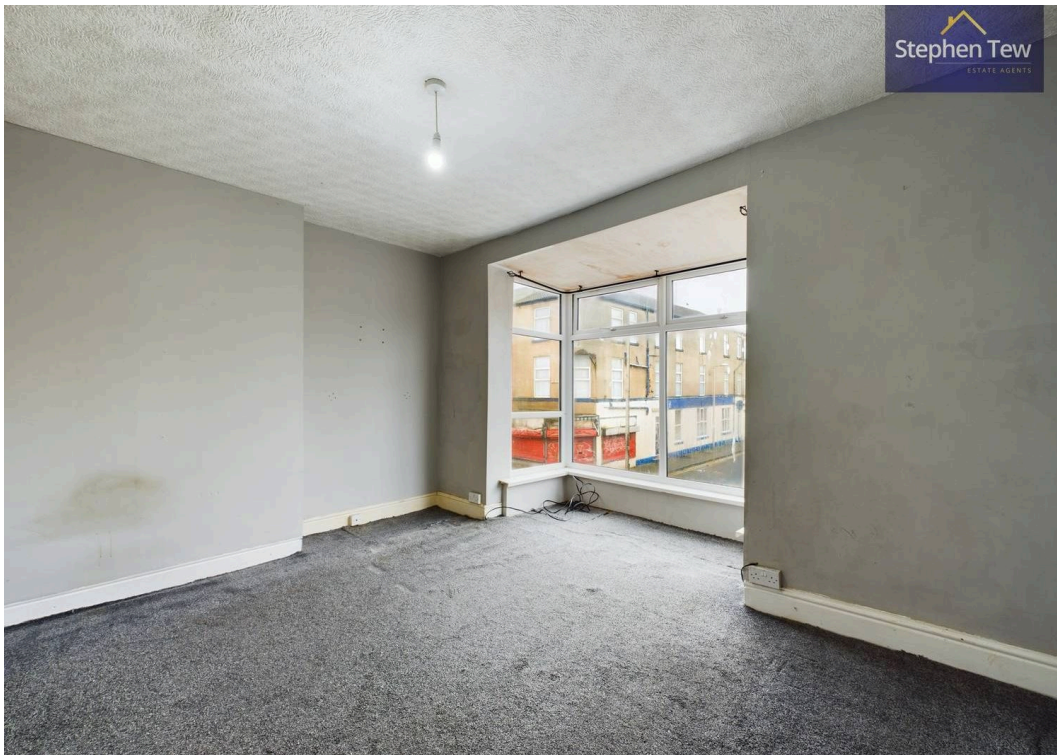
**Dining Area**  
7' 10" x 9' 7" (2.40m x 2.92m)

**Bedroom/Living Space**  
10' 6" x 12' 3" (3.19m x 3.73m)

**Bathroom**  
5' 8" x 6' 11" (1.73m x 2.10m)

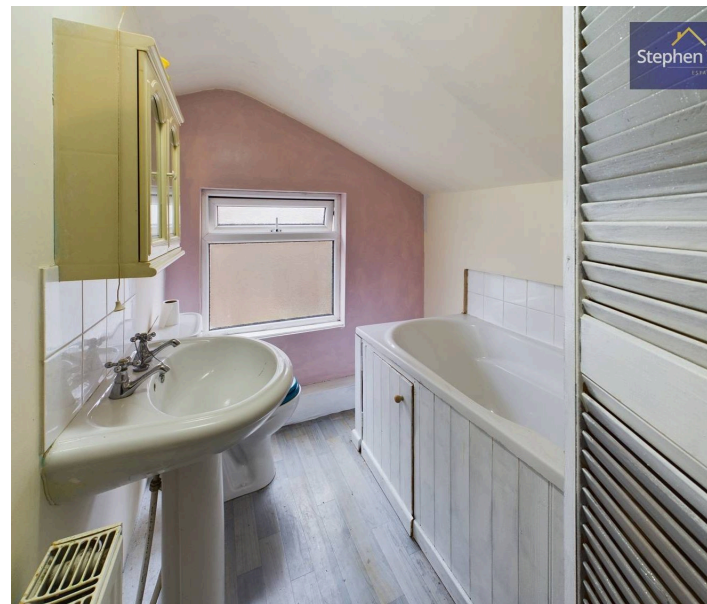


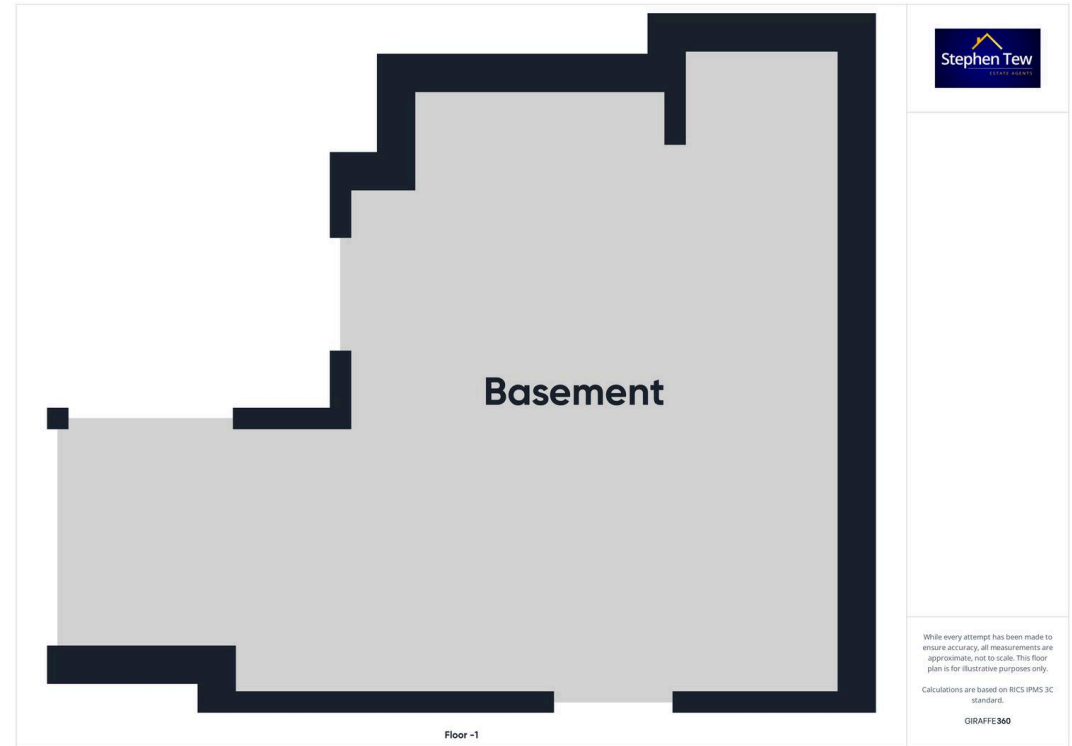
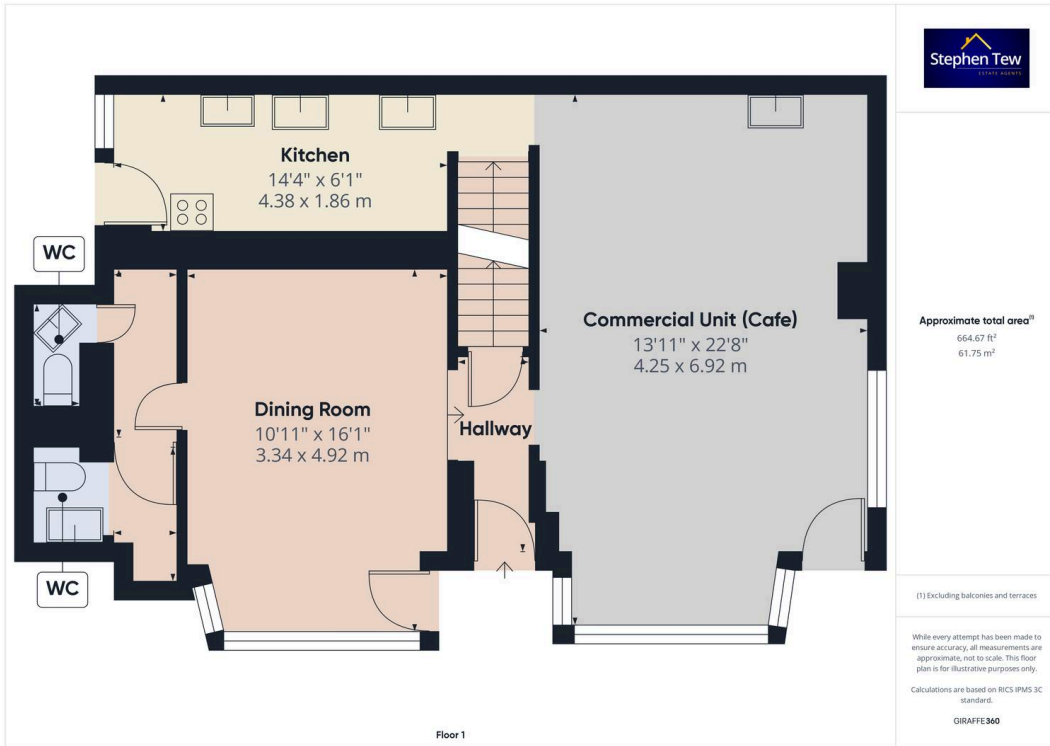


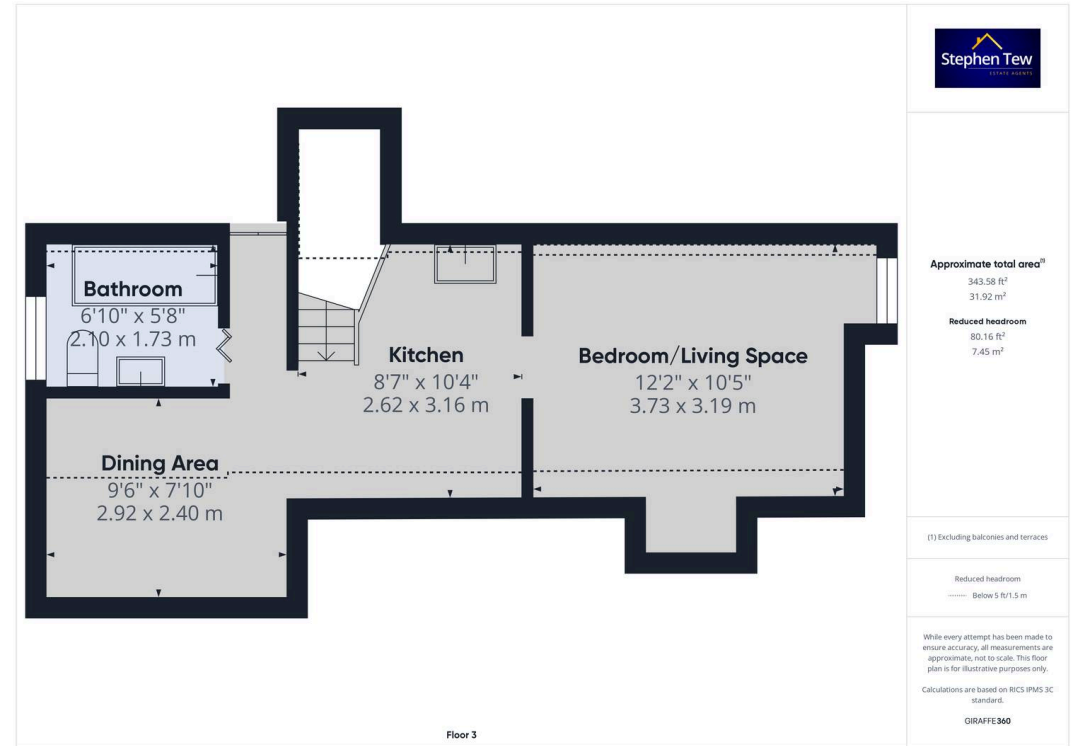
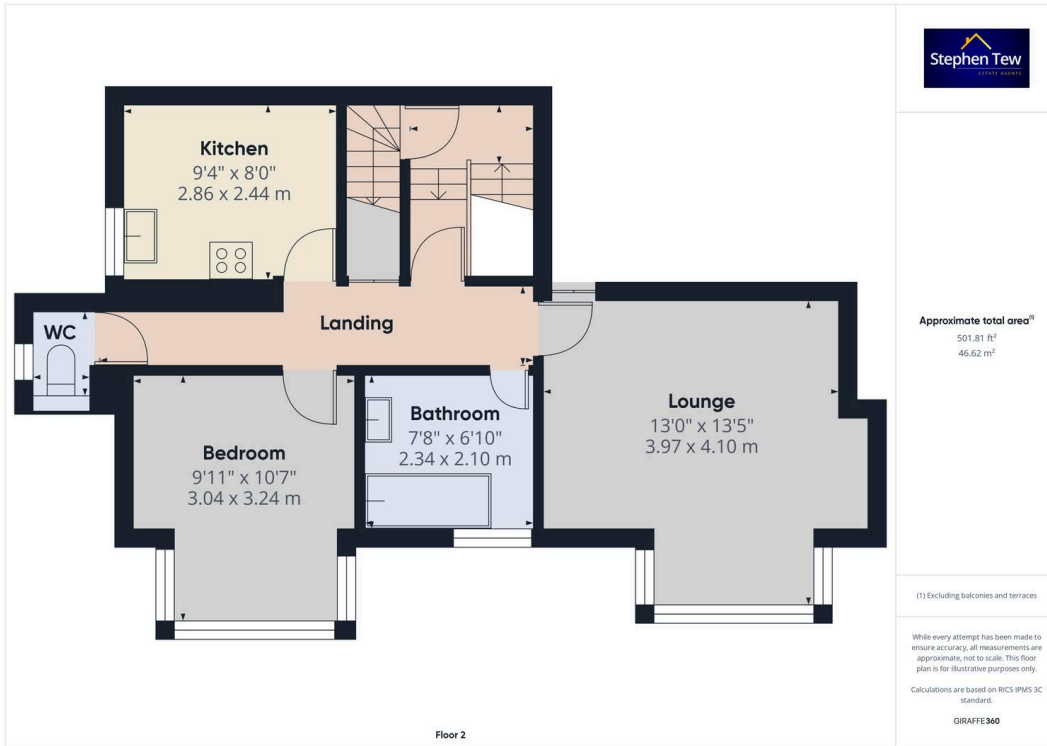




- Fantastic Investment Opportunity
- Commercial Unit Previously Operating As A Cafe With Two Self Contained Apartments
- Great Location Within Close Proximity To Blackpool Town Centre, Promenade And Local Attractions
- Cafe Unit With Kitchen, 2 Dining Rooms, 2 Customer WC's, Basement For Storage/Potential Conversion
- Two Self Contained Apartments, 1 One-Bedroom And 1 Two-Bedroom











## Stephen Tew Estate Agents

Stephen Tew Estate Agents, 132 Highfield Road - FY4 2HH

01253 401111

[info@stephentew.co.uk](mailto:info@stephentew.co.uk)

[www.stephentew.co.uk](http://www.stephentew.co.uk)

