

First Floor Plan

= Apartment 3A  
 = Apartment 5C

1. 1st Floor (1) 1:100

We take every care to ensure that details shown are correct, however, complete accuracy cannot be guaranteed and is expressly excluded from any contract. The information contained herein is for general guidance only. Unless otherwise stated, the condition of the heating system, electrical appliances and any fittings in the sale are not known and have not been tested by County and Commercial properties Ltd. We therefore cannot offer any guarantees in respect to them.



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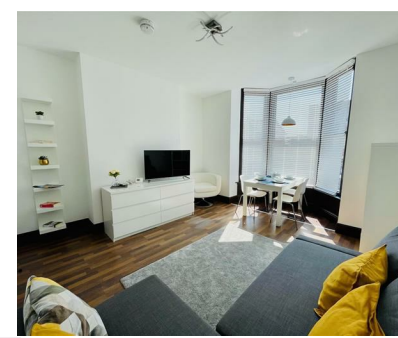


PARK ROAD, LYTHAM ST. ANNES  
 FY8 1QX

ASKING PRICE £219,000

- \* SHORT STAY / HOLIDAY APARTMENT BUSINESS & 2 PROPERTIES FOR SALE
- \* FULLY INTEGRATED WITH BOOKING.COM, AIRBNB & OWN WEBSITE - FULLY FURNISHED THROUGHOUT WITH BED LINEN & TOWELS
- \* HAVE YOU EVER CONSIDERED A BUY TO LET INVESTMENT PROPERTY FOR CREATING EXTRA INCOME AND BUILDING A PROPERTY PENSION FOR YOUR FUTURE?
- \* TWO SELF-CONTAINED MODERN APARTMENT IN THE HEART OF TOWN SET UP FOR REMOTE CHECK IN'S FOR MINIMAL EFFORT

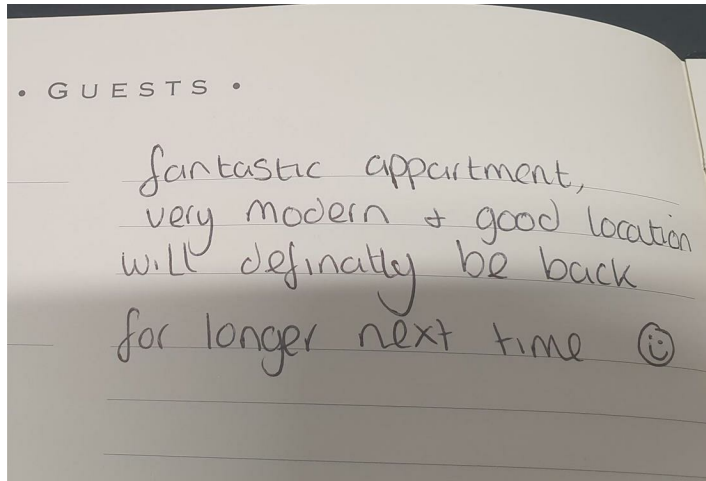
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**superhost**

**15 % Returns**   
 Create an income when youre in control

**Highly Rated**   
9.6   
**Booking.com**



**Introduction**

Grasp this once in a lifetime chance to own a fully refurbished Victorian style holiday let business in the heart of Lytham St Anne's. Only a 5-minute walk from an award-winning beach.

Two self-contained modern apartments in the heart of town - Major interior refurbishment just completed - new kitchens with integrated appliances - new bathrooms new heating & hot water systems - Zero maintenance fees & separate services

**5C Park Road**

Apartment 5C boasts a large living/dining area with a range of furniture. Each of our apartments has a large L-shaped pull-out sofa bed (see images) with included bedding underneath. The lounge also has an extendable dining table with chairs, an eight-cube storage unit, and a large chest of drawers. The beautiful bay window provides views of St Annes Square and the fitted wooden Venetian shutter blinds block out the light in the mornings.

Further information available at the open day.

**3A Park Road**

Apartment 3A boasts a modern living/dining area and kitchen with a range of furniture. Each of our apartments has a large L-shaped pull-out sofa bed (see images) with included bedding underneath. The lounge also has an extendable dining table with chairs, an eight-cube storage unit, and a chest of drawers. The beautiful bay window provides views of St Annes Square and the fitted wooden Venetian shutter blinds block out the light in the mornings.

Further information available at the open day.

**Why Cube Apartments?**

What Can Being A Part Of A 20 Year Established

Brand Like Cube Do For Your Holiday Let / Airbnb Business?

- \* Over 25,000 Loyal Customers From The North Of England.
- \* Luxury Comes As Standard With The Brand Name Cube.
- \* Achieve A Higher Nightly Rate With A Tested Price Structure.
- \* Well Known Town Centre Location.
- \* Your Business Is Aligned With A 20 Year Service Led Brand.

**Why Lytham St. Annes?**

- \* Award Winning Beaches
- \* Close To Blackpool Pleasure Beach
- \* Lytham Festival
- \* Year Round Events
- \* Vibrant Night Life
- \* Beach Huts
- \* Well Connected - 10 Minutes' Drive From Blackpool
- \* Multimillion Pound Investment Approved For Town Centre

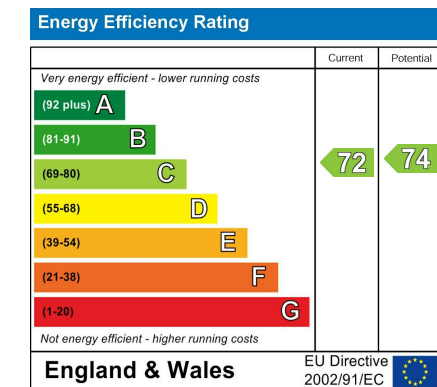
**Potential Income**

- Apartment 3a - £99-149 per night.
- Apartment 5c - £99-149 per night.
- Business rates – Free of charge (Due to SBRR)
- Leasehold 999 Years
- \* This property can be purchased on a commercial loan with 25% deposit
- \* No need for buy to let, simple business loan which can be arranged via the agent
- \* Landlord is willing to pay 50% towards to survey and loan arrangement fees

Contact us for further information.

**Additional Information**

Council Tax Band A - £25.96 Per Week Per Apartment.  
Leasehold 999 Years  
Zero Maintenance Fees & Separate Services



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