



**Knowle Avenue, Blackpool, FY2 9RX**

**Starting Bid £240,000**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	71	78
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Example EPC from Flat 1

- For Sale by Online Auction
- Block Of 6 Apartments Plus 2 Garages
- Close to Queens Promenade
- Approx. 3,000 Sq. Ft. of Accommodation
- Fully Let with Immediate Income
- Rental Income of Circa £35,744 Per Annum
- 15% Gross Yield Based on The Starting Price
- Mix Of Studio, 1-Bed and 3-Bed Accommodation

# Knowle Avenue, Blackpool

For Sale by Online Auction with a Starting Bid of £240,000. Terms and Conditions Apply. See WebbMove for all the Auction Details.

A rare opportunity for investors to acquire a substantial freehold block of six apartments with two garages, extending to almost 3,000 sq. ft., in the highly regarded coastal suburb of Bispham. Situated just moments from Queen's Promenade, the property occupies a sought-after position close to the seafront, local amenities, transport links and popular leisure facilities, making it an attractive and sustainable rental location.

The block comprises a mix of one studio apartment, four one-bedroom apartments and a spacious three-bedroom ground floor apartment. All six apartments and both garages are fully let, providing immediate income from day one and removing any initial letting risk for the incoming purchaser.

The property currently generates approximately £35,744.04 per annum, producing an impressive 15% gross yield based on the starting price. Opportunities to acquire fully occupied multi-unit blocks at this level of return are increasingly rare, particularly in established coastal locations with strong tenant demand.

The current accommodation comprises a substantial three-bedroom ground floor apartment let at £666.67 PCM, together with four one-bedroom apartments currently producing rents of £433 PCM, £433 PCM, £420 PCM and £420 PCM respectively. The studio apartment is also let at £433 PCM, while the two garages generate a combined rental income of £173.33 PCM.

Bispham remains one of Blackpool's most desirable residential areas, with Queen's Promenade providing attractive coastal walks, excellent tram connections and easy access to both Blackpool and Cleveleys. The area benefits from a strong local amenities offering, good transport connectivity and sustained rental demand, making it a proven location for residential investment. The property is also well positioned to benefit from Blackpool's continued regeneration and investment programmes, which are helping to support long-term economic and property market growth across the town.

N.B. Photographs and virtual tour were taken last year (2025).

There is also an opportunity to acquire two additional apartment blocks on Northumberland Avenue. Purchasers interested in expanding their holdings may be able to acquire all three assets as a portfolio at a discounted rate. Please contact Steven in the sales team for further information.



# Knowle Avenue, Blackpool

## 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**

## COUNCIL TAX

Band "**A/B (PER FLAT)**"

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
<b>A</b>	<b>£1104.47</b>	<b>£1170.70</b>	<b>£1218.16</b>
<b>B</b>	<b>£1288.54</b>	<b>£1365.82</b>	<b>£1421.19</b>
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.

02/06/2026



# Knowle Avenue, Blackpool



**Approximate total area<sup>(1)</sup>**  
 2826.71 ft<sup>2</sup>  
 262.61 m<sup>2</sup>

**Reduced headroom**  
 86.64 ft<sup>2</sup>  
 8.05 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
 Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360