

Lot 39

£80,000 per annum
exclusive

8-20 Queen Street, Blackpool, Lancashire FY1 1PD

Freehold Public House Investment with Development Potential



Tenancy and accommodation

Lot 39

£80,000 per annum
exclusive

Key Details

- Ground floor let to Hops Pub Company Limited (part of Stonegate Pub Company) until 2037 (subject to option)
- 15,978 sq ft of office accommodation with development potential (subject to consents)
- City Centre location just off the promenade
- Nearby occupiers include Grand Metropole Hotel, Walkabout and Blackpool Library

Location

Miles: 18 miles west of Preston
28 miles west of Blackburn
56 miles north of Liverpool

Roads: A583, A584, A66, M55 (Junction 4), M6 (Junction 32)

Rail: Blackpool North Rail

Air: Blackpool International Airport
Liverpool John Lennon Airport
Manchester International Airport

Situation

The property is prominently situated on Queen Street, close to its junction with Queen Square, which provides a pedestrianised thoroughfare to the Promenade. Queen Street is a predominantly leisure pitch, with nearby occupiers including Walkabout, Grand Metropole Hotel, Popworld and William Hill. Other nearby occupiers include Blackpool Library and The Grundy Museum and Art Gallery.

Description

Unit 8-14 comprises a ground floor public house with basement ancillary accommodation. Units 16-20 comprise three office units each with self-contained access from Queen Street. 16 Market Street was previously used as serviced offices and is arranged into separate suites.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Six Week Completion

Unit	Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reviews
8-14	Ground and Basement	Public House/ Ancillary	510.96 sq m	(5,500 sq ft)	HOPS PUB COMPANY LIMITED (1) on a full repairing and insuring lease	35 years from 25/03/2002 until 24/03/2037 (2)	£80,000	25/03/2017 and five yearly
16	Ground	Office	31.00 sq m	(334 sq ft)	Vacant Possession			
	First	Office	239.00 sq m	(2,573 sq ft)				
	Second	Office	488.30 sq m	(5,256 sq ft)				
	Third	Office	212.30 sq m	(2,285 sq ft)				
18	Ground and First	Office	206.13 sq m	(2,218 sq ft)	Vacant Possession			
20	Ground and First	Office	307.80 sq m	(3,312 sq ft)	Vacant Possession			
Total			1,995.49 sq m	(21,478 sq ft)			£80,000	

(1) Hops Pub Company Limited are part of the Stonegate Pub Company who operate over 690 pubs and bars across the UK, within a wide variety of formats: from community and high-street pubs, through branded bars, to country inns and late-night venues (Source: www.stonegatepubs.com 01/03/2017).

(2) The lease provides a tenant option to determine on 25/03/2022.



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