

# Lot 48, 73-75 Church Street, Blackpool,

Lancashire FY1 1HU

For sale by Auction on 30th October 2025 (unless sold or withdrawn prior)



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### Property Information

#### Freehold Long-Let Restaurant Investment

- Entirely let to tenant trading as Trend Restaurant
- New 25 year lease until 24/04/2050 (No breaks)
- 5 yearly RPI linked rent reviews (capped and collared)(1)
- Close proximity to Blackpool Tower, The Grand Theatre and fronting Winter Gardens
- Nearby occupiers include Primark, Marks & Spencer, Caffè Nero, Skechers, Boots and Waterstones

#### Lot

48

#### Auction

30th October 2025

#### Rent

£72,000 per Annum Exclusive  
Rising to £80,000 pax in May 2026

#### Sector

Retail, Leisure

#### Status

Available

#### Auction Venue

Live Streamed Auction

#### 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 Railway Station

##### Air

Blackpool International Airport

#### Situation

The property is situated in a prominent position on the southern side of Church Street, one of Blackpool's principal pedestrianised retailing thoroughfares. The Grand Theatre and Houndshell Shopping Centre are within close proximity, with other nearby occupiers including Primark, Marks & Spencer, Caffè Nero, Skechers, Boots and Waterstones

#### Tenure

Freehold.

#### EPC

The EPC will be available to view online in the solicitor's legal pack.

#### Description

The property comprises a large restaurant arranged on the ground, first and second floors.

#### VAT

VAT is applicable to this lot.

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### Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.	Rent Reviews
Ground	Restaurant	296.28	(3,189)	BHA ALHALLAK TRADING LTD (trading as Trend Restaurant) with personal guarantors	25 years from 25/04/2025 until 24/04/2050	£72,000 rising to £80,000 in May 2026	10/05/2030 and 5 yearly thereafter(1)
First	Ancillary	175.36	(1,887)				
Second	Ancillary	62.72	(675)				
<b>Total</b>		<b>534.36 sq m</b>	<b>(5,751 sq ft)</b>			<b>£72,000 rising to £80,000 in May 2026</b>	

(1) The lease is subject to upward only RPI-linked rent reviews in 2030 and 5 yearly thereafter. The revised rent at each review shall be the Indexed Rent (Base Rent x RPI) unless the Indexed Rent is less than the Minimum Rent or the Indexed Rent is more than the Maximum Rent subject to a Minimum Rent of 118.61% of the annual rent payable immediately before the rent review date and a Maximum Rent of 127.63% of the annual rent payable immediately before the rent review date - please see lease.

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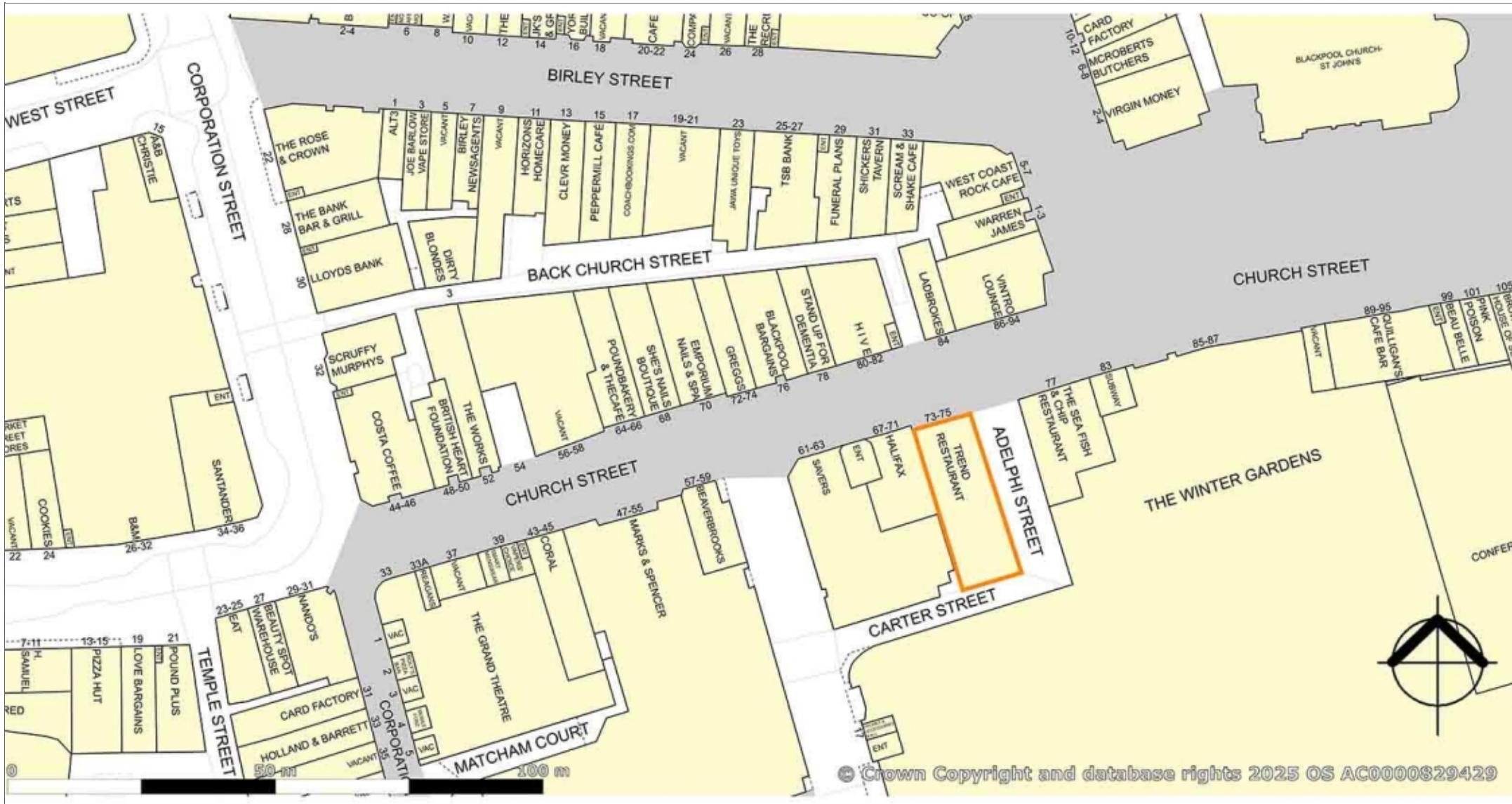
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### Contacts

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2024