

lot 51

54 Church Street Blackpool, Lancashire FY1 1HP

Rent
£74,000
per annum
exclusive
(subject to
note 2)

Freehold Retail Investment

- Prime City Centre Location
- Situated on Busy Pedestrianised Thoroughfare
- Within 25 metres of Blackpool Grand Theatre
- Nearby occupiers include Marks & Spencer, Burton and Greggs
- Six Week Completion



Location

Miles: 18 miles west of Preston
28 miles west of Blackburn
56 miles north of Liverpool
Roads: A583, A584, M6, M55
Rail: Blackpool North Rail, North Pier Tram
Air: Blackpool International Airport, Liverpool John Lennon Airport, Manchester Airport

Description

The property comprises a ground floor retail unit with storage/office accommodation on the first floor.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Situation

The property is situated in a prominent location on the northern side of Church Street, one of Blackpool's prime pedestrianised retailing thoroughfares. The property is situated within 25 metres of Blackpool Grand Theatre and diagonally opposite Marks & Spencer with other nearby occupiers including Burton, Greggs and Accessorize.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Review/ (Reversion)
Ground	Retail	85.75 sq m	(923 sq ft)	PAUL & MAUREEN CARPENTER (t/a Newsagents and Tobacconists)	10 years from 10/02/2006 on a full repairing and insuring lease	£74,000	10/02/2011 (09/02/2016) (3)
First	Storage	72.37 sq m	(779 sq ft)				
Totals		158.12 sq m (1)	(1,702 sq ft) (1)			£74,000 (2)	

(1) The floor areas are stated in the lease.

(2) The current landlord has agreed a personal rent concession with the tenant whereby they are currently paying £47,500 p.a.x. in monthly instalments, and not £74,000 p.a.x. as stated in the lease.

(3) The 2011 rent review is outstanding.

For further details please contact:

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