

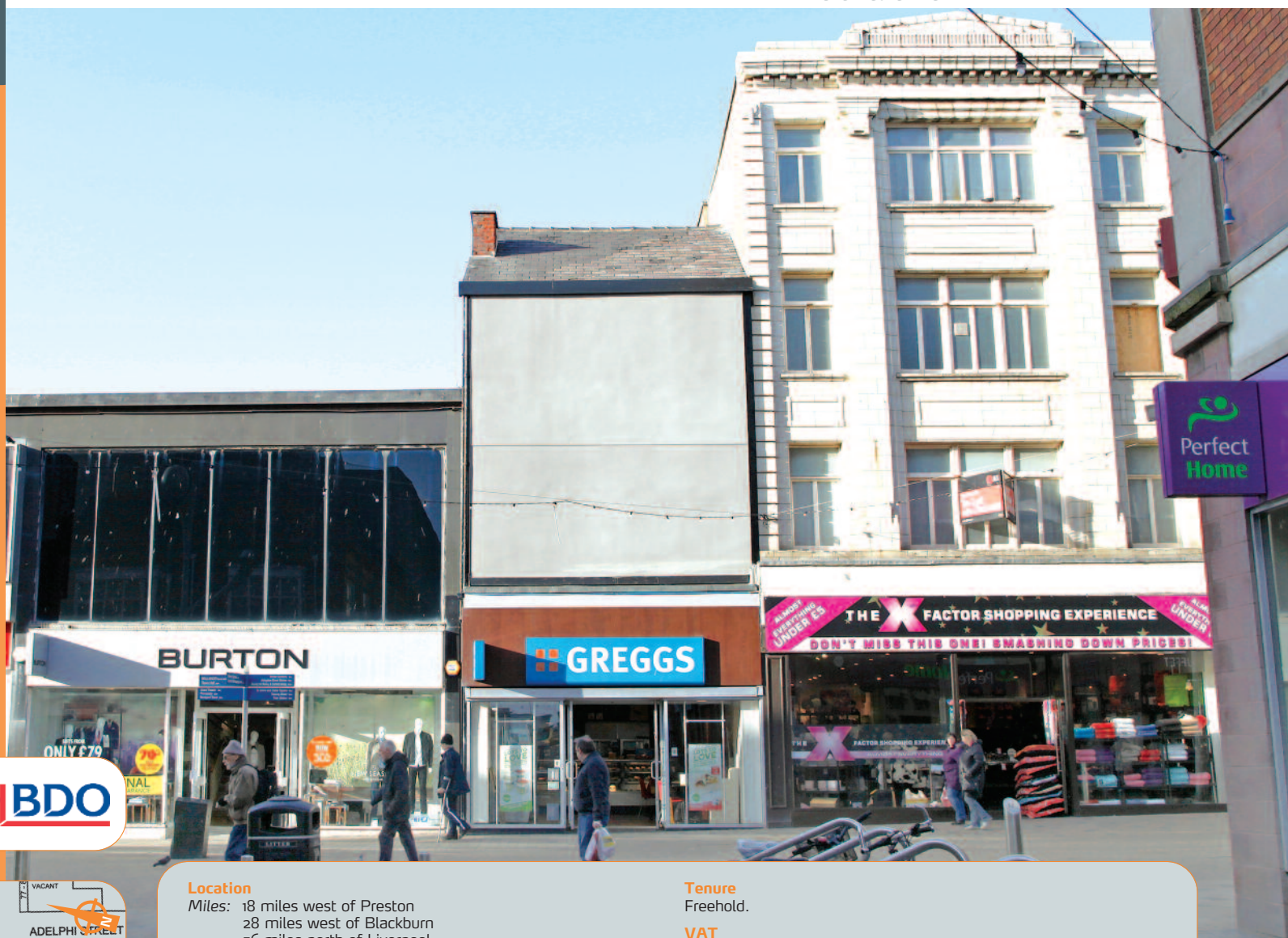
lot 23

72 Church Street Blackpool, Lancashire FY1 1HP

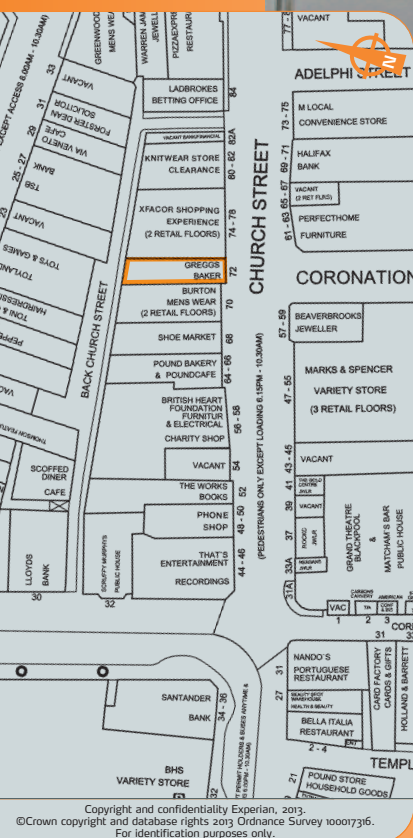
Rent
£35,000
per annum
exclusive

Modern Freehold Retail Investment

- Entirely let to Greggs plc on a new 6 year lease at a rebased rent
- Tenant occupied under previous lease
- Prominent position on busy pedestrianised thoroughfare
- Nearby occupiers include Marks & Spencer, Morrisons Local, Pizza Express and Halifax Bank



On behalf of
Joint Fixed
Charge Receivers



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, Liverpool John Lennon Airport, Manchester International Airport

Situation

The property is situated in a prominent position on the northern side of Church Street, one of the town's principal retailing thoroughfares and a short distance from the Hounds Hall Shopping Centre. Nearby occupiers include Marks & Spencer, Morrisons Local, Pizza Express, Halifax Bank and Ladbrokes Betting Office.

Description

The property comprises a ground floor retail unit with ancillary accommodation on the first, second and third floors.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Note

This property is being marketed for sale on behalf of Joint Fixed Charge Receivers and therefore no warranties or guarantees in any respect, including VAT, can be given. The information in these particulars has been provided by the Joint Fixed Charge Receivers to the best of their knowledge but the purchaser must rely solely upon their own enquiries. The Joint Fixed Charge Receivers are not bound to accept the highest or any offer and are acting in respect of this sale without personal liability.

Six Week Completion

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
Ground	Retail	110.30 sq m (1,187 sq ft)	GREGGS PLC (1)	6 years from 07/04/2015 on a full repairing and insuring lease	£35,000	06/04/2021
First	Ancillary	100.64 sq m (1,083 sq ft)				
Second	Ancillary	27.41 sq m (295 sq ft)				
Third	Ancillary	40.39 sq m (435 sq ft)				
Totals		278.74 sq m (3,000 sq ft)			£35,000	

(1) For the year ending 28th December 2013, Greggs plc reported a turnover of £762,379,000, pre-tax profits of £33,152,000 and a total net worth of £235,165,000. (Source: www.riskdisk.com 23/02/2015)

For further details please contact:

Gwen Thomas
Tel: +44 (0)20 7034 4857.
Email: gwen.thomas@acuitus.co.uk
Henry Wilkinson
Tel: +44 (0)20 7034 4861.
Email: henry.wilkinson@acuitus.co.uk
www.acuitus.co.uk

Buyer's Legal Report Service

Dentons UKMEA LLP
Contact: Greg Rigby.
Tel: +44 (0)207 320 3968.
Email: greg.rigby@dentons.com
See: **www.acuitus.co.uk** for further details



Seller's Solicitors:

Shakespeares
Somerset House, Temple Street, Birmingham B2 5DJ.
Tel: +44 (0)121 212 373 000.
Email: edward.postlethwaite@shakespeares.co.uk
Ref: Edward Postlethwaite.