

lot 53

# The Tramway Public House, 165-169 Victoria Road West Thornton-Cleveleys, Blackpool FY5 3LB

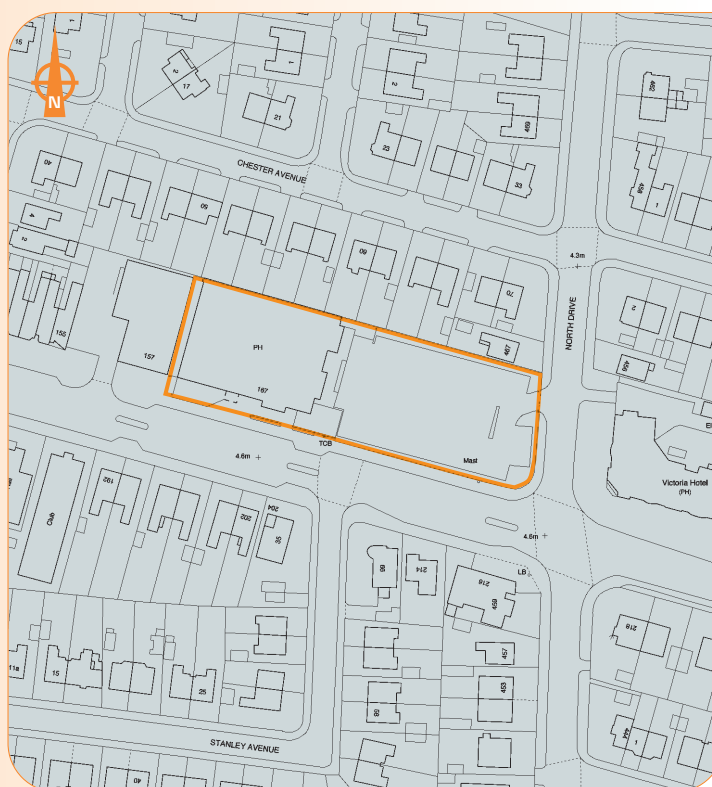
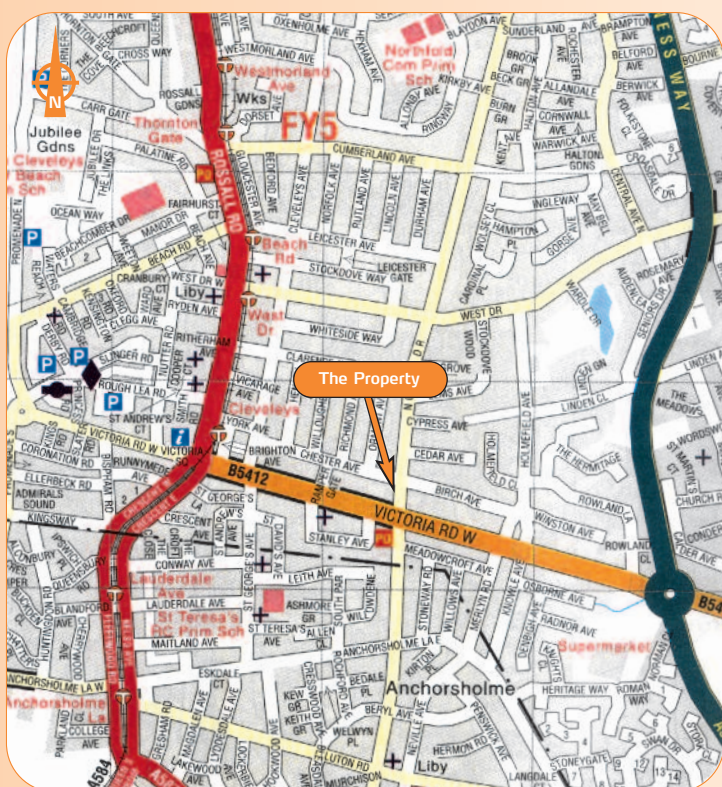
Rent  
**£135,000**  
per annum  
exclusive

**Freehold Public House Investment**

- Recently Refurbished Public House Let to Mitchells & Butlers Retail Limited until 2033 (subject to option)
- Prominent corner position fronting the busy Victoria Road West
- Approximate site area of 0.37 hectares (0.93 acres) with parking for approximately 80 cars
- Future development opportunities (subject to consents)







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**Location**

Miles: 4.5 miles north of Blackpool town centre  
18 miles north-west of Preston  
69 miles west of Leeds  
Roads: A585, A587, M55 (Junction 3)  
Rail: Cleveleys (Blackpool Tramway), Poulton-le-Fylde Rail  
Air: Blackpool Airport

**Situation**

The property, which has recently undergone rebranding and a major refurbishment programme, is situated in the popular suburb of Thornton-Cleveleys, some 4.5 miles north of Blackpool town centre. The property occupies a prominent corner location at the eastern end of the Victoria Road West retailing pitch, adjacent to the Victoria Hotel and within close proximity to Sainsbury's.

**Description**

The property comprises a ground floor public house with a manager's four bedroom flat on the first floor. The site extends to approximately 0.37 hectares (0.93 acres) with a large car park for around 80 cars.

**Tenure**

Freehold.

**VAT**

VAT is applicable to this lot.

**Six Week Completion**

**Tenancy and accommodation**

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Ground	Public House	1,270.8 sq m (13,679 sq ft)	<b>MITCHELLS &amp; BUTLERS RETAIL LIMITED (t/a The Tramway Public House) (1)</b>	35 years from 25/12/1998 until 24/12/2033 on a full repairing and insuring lease (2)	£135,000	25/12/2018 and five yearly
First	Residential	144.6 sq m (1,555 sq ft)				
First	Plant Store	53.5 sq m (577 sq ft)				
<b>Totals</b>		<b>1,468.9 sq m (15,811 sq ft)</b>			<b>£135,000</b>	

(1) Established in 1898, Mitchells & Butlers are one of the largest operators of restaurants, pubs and bars in the UK trading under brands including O'Neills, Harvester, Toby Carveries and All Bar One. (www.mbplc.com 24.02.2016) The Tramway is part of Mitchells & Butlers Sizzling Pubs Group which has over 200 locations nationwide (www.sizzlingpubs.co.uk 24.02.2016). For the year ending 26th July 2015, Mitchells & Butlers Retail Limited reported a turnover of £1,627,000,000, pre-tax profits of £18,000,000 and a total net worth of £3,116,000,000. (Source: Experian Group: 16/02/2016)  
(2) The lease provides an option to determine on 24th December 2023.

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