# 37-41 Church Street Blackpool, Lancashire FY1 1HT

**City Centre Retail and Office** Investment

- Three Retail Units with Office
- Accommodation Above
- Let to tenants including The Blackpool Grand Theatre Trust Limited
- City Centre Location on Pedestrianised
- **Church Street**
- Adjacent to The Grand Theatre Blackpool
- Nearby occupiers include Marks & Spencer, Burton, Greggs, Nando's, Bella Italia and Costa

Rent £61,650 per

lot 104



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

## Situation

The property is situated in a prominent position on the southern side of Church Street, one of Blackpool's principal retailing thoroughfares. The Grand Theatre Blackpool is immediately adjacent with the Houndshill Shopping Centre within 80 metres. Nearby occupiers include Marks & Spencer, Burton, Greggs, Nando's, Bella Italia and Costa.

### Tenancy and accommodation

The property comprises three retail units with office accommodation on the upper floors.

Virtual Freehold. Held from The Blackpool Tower Company Limited for a term of 999 years from 25/03/1979 until 24/03/2978 at a peppercorn rent

VAT is applicable to this lot. **Six Week Completion** 

Floor Areas (Approx) Floor Term Rent p.a.x. Review/(Reversion) Unit Use Tenant ROCKC LIMITED (1) (2) 15 years from 13/01/2021 Ground and Retail/ 66.98 sq m (721 sq ft) £26.650 37/37a Basement Ancillary t/a Rockc Jewellers 13/01/2011 (3) (12/01/2026) A1 COMMS RETAIL Retail/ 10 years from £18,000 05/01/2017 Ground (247 sq ft) 39 22.95 SQ M LIMITED 05/01/2012 Ancillarv (04/01/2022) (4) t/a Go Mobile ROCKC LIMITED t/a The Gold Centre Approx 5 years £12,500 4 months from Part Ground Retail/ (23/08/2020) 41 58.99 sq m (635 sq ft) and Basement Ancillary 01/04/2015 20 years from £4,500 14/08/2012 14/08/2017 (13/08/2032) Part First and Office THE BLACKPOOL GRAND THEATRE 95.97 sq m (1,033 sqft) Second TRUST LIMITED

Totals 244.89 sq m (2,636 sq ft)

(1) Rockc Jewellers is a family business which has been based in Birmingham's famous jewellery quarter for more than five generations, now trading six branches throughout the Midlands and North East. (Source: www.rockcjewellers.co.uk 16/09/2016) (2) The lease is guaranteed by Rockc Gerns Limited. (3) The lease provides a tenant option to determine on 13/01/2022.

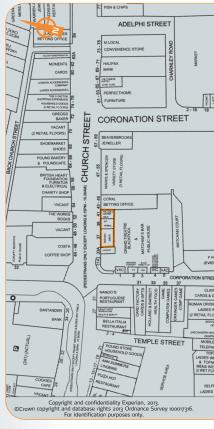
(4) The tenant has exercised an option to determine on 5th January 2017

details please contact: Gwen Thomas Tel: +44 (o)20 7034 4857. Email: gwen.thomas@acuitus.co.uk Georgina Roberts Tel: +44 (o)2o 7034 4863. Email: georgina.roberts@acuitus.co.uk www.acuitus.co.uk

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

Nabarro LLP I South Quay, Victoria Quays, Sheffield, S2 5SY Tel: +44 (o)114 279 4003 Email: c.davies@nabarro.com **Ref:** Carol Davies

£61,650



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