

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

lot 104

### 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 annum  
exclusive



### 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 Rail  
Air: Blackpool International Airport, Liverpool John Lennon Airport, 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 Houndhill Shopping Centre within 80 metres. Nearby occupiers include Marks & Spencer, Burton, Greggs, Nando's, Bella Italia and Costa.

### Description

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

### Tenure

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

VAT is applicable to this lot.

### Six Week Completion

### Tenancy and accommodation

Unit	Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review/(Reversion)
37/37a	Ground and Basement	Retail/Ancillary	66.98 sq m (721 sq ft)	ROCKC LIMITED (1) (2) t/a Rockc Jewellers	15 years from 13/01/2011 (3)	£26,650	13/01/2021 (12/01/2026)
39	Ground	Retail/Ancillary	22.95 sq m (247 sq ft)	A1 COMMS RETAIL LIMITED t/a Go Mobile	10 years from 05/01/2012	£18,000	05/01/2017 (04/01/2022) (4)
41	Part Ground and Basement	Retail/Ancillary	58.99 sq m (635 sq ft)	ROCKC LIMITED t/a The Gold Centre	Approx 5 years 4 months from 01/04/2015	£12,500	(23/08/2020)
	Part First and Second	Office	95.97 sq m (1,033 sqft)	THE BLACKPOOL GRAND THEATRE TRUST LIMITED	20 years from 14/08/2012	£4,500	14/08/2017 (13/08/2032)
<b>Totals</b>			<b>244.89 sq m (2,636 sq ft)</b>			<b>£61,650</b>	

- (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 Gems 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.

### For further details please contact:

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### Buyer's Legal Report Service

**Dentons UKMEA LLP**  
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See: [www.acuitus.co.uk](http://www.acuitus.co.uk) for further details

### Seller's Solicitors:

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