

Lot 56

£125,000 per annum
exclusive (Gross)

MFA Superbowl, Greenbank Street,
Preston, Lancashire PR1 7PH
Freehold (2) Leisure Investment



Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reviews
Ground	Bowling Alley/Bar & Restaurant/Ancillary	2,719.99 sq m	(29, 278 sq ft)	MFA BOWL LIMITED (1)	25 years from 29/05/2012 until 28/05/2037 on a full repairing and insuring lease	£125,000	29/05/2017 and five yearly thereafter
First	Disused	-		(-) t/a MFA Superbowl			
Totals		2,719.99 sq m	(29, 278 sq ft)			£125,000	

(1) MFA Bowl Limited operate 31 bowling centres throughout the UK and the Channel Islands in locations including Leeds, Nottingham, Sheffield, Chichester, Horsham, Luton and Newcastle. For the year ending 3rd April 2016, MFA Bowl Limited reported a turnover of £16,972,171, pre-tax profits of £208,987 and a total net worth of £4,946,875 (Sources: www.mfabowl.com and Experian Group 27/02/2017).

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Key Details

- Let to MFA Bowl Limited
- Lease expires May 2037 (No Breaks)
- Large site of about 1.2 acres (50% site coverage)
- Future Residential Redevelopment Potential (subject to lease and consents) – previous Planning Consent for Residential
- Car Parking for Approximately 70 cars
- Within Close Proximity to University of Central Lancashire (UCLAN)

Location

Miles: 28 miles north-east of Liverpool
30 miles north-west of Manchester
Roads: A6, A59, A582, A583, A5085, M6 (Junction 31), M65 (Junction 1)
Rail: Preston Railway Station
Air: Liverpool John Lennon Airport
Manchester Airport

Situation

The property is located in a mixed commercial and residential area on the western side of Greenbank Street, between Ripon Street and Eldon Street, approximately one mile north-east of Preston City Centre. Other occupiers in the area include Jewson, Complete Bathrooms and Kitchens, Enterprise Rent-A-Car and a number of independent trade counter occupiers, as well as being within walking distance of The University of Central Lancashire (UCLAN).

Description

The property comprises a bowling alley with 24 bowling lanes, bar/dining area and children's party room with ancillary accommodation at first floor. The property has a site area of approximately 1.2 acres with a site coverage of c. 50% and provides car parking for approximately 70 cars.

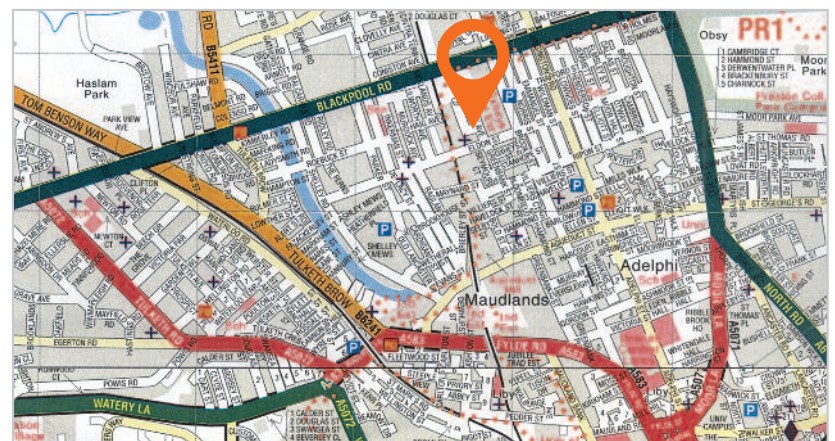
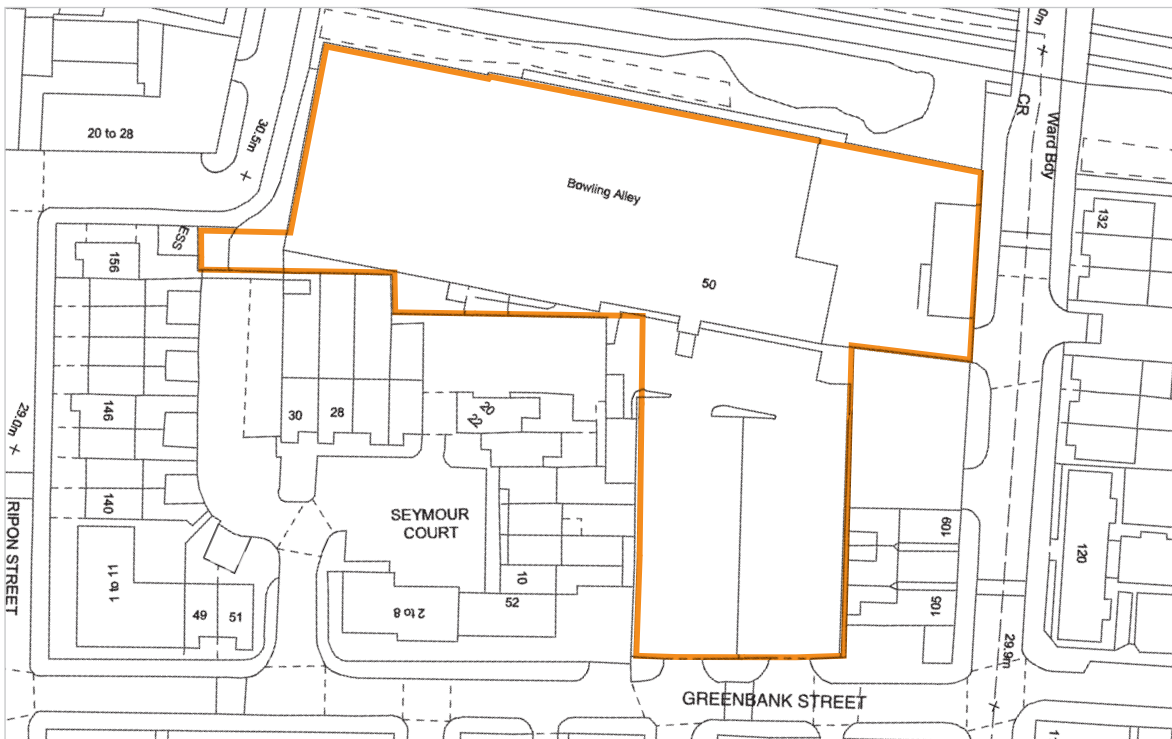
Tenure

(2) Majority Freehold. The majority of the property is held freehold with part of the yard area being held long leasehold for a term of 1000 years from 02/05/1860 until 01/05/2860 at a nominal rent. Please see the Legal Pack for further information.

VAT

VAT is applicable to this lot.

Six Week Completion



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