

7 St Annes Road West, Lytham St Annes, Lancashire FY8 1SB

Freehold Retail Investment with Future Residential Redevelopment Potential

Lot 28

£33,000 per annum
exclusive



Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review/ (Reversion)
Ground	Retail	112.10 sq m (1,207 sq ft)	WILLIAM HILL	10 years from	£33,000	03/09/2020
Basement	Ancillary	82.30 sq m (886 sq ft)	(NORTH WESTERN)	03/09/2015 (2)		(02/09/2025)
First & Second	Residential	6 bedroom Maisonette (3)	LIMITED with Guarantee from William Hill Organization Limited (1)			
Total Commercial Area		194.40 sq m (2,093 sq ft)			£33,000	

- (1) William Hill is the UK's number one provider of licensed betting offices, with 2,372 licensed betting shops in the UK, and employ more than 16,000 people in nine countries (Source: www.williamhillplc.com 14/06/2017). For the year ending 29th December 2015, William Hill Organization Limited reported a turnover of £873,900,000, pre-tax profits of £246,400,000 and a total net worth of negative -£25,000,000 (Source: Experian Group 14/06/2017).
- (2) The lease provides for a tenant option to determine the lease on 2nd September 2020.
- (3) The upper floors are in basic condition and are not currently used by the tenant.

Key Details

- Entirely let to William Hill (North Western) Limited with Guarantee from William Hill Organization Limited
- Future residential redevelopment potential of upper floors (subject to consents)
- Principal retailing street in popular and affluent town
- Nearby occupiers include Boots the Chemist, New Look, Superdrug and WH Smith

On Behalf of **WESLEYAN**

Location

- Miles:** 50 miles north-west of Manchester
14 miles west of Preston
- Roads:** A583, A584, M55 (Junction 4)
- Rail:** St Annes-on-Sea Railway Station
- Air:** Liverpool John Lennon Airport, Manchester Airport

Situation

Lytham St Annes is a popular and affluent Lancashire resort town famous for the Royal Lytham & St Annes Golf Club, a regular on the Open Championship rotation. The property is situated in a prominent position on the north side of St Annes Road West, the principal retailing street in Lytham St Annes and close to its junction with Garden Street. Nearby occupiers include Boots the Chemist, New Look, Superdrug, WH Smith and Tesco Express.

Description

The property comprises a ground floor retail unit with basement ancillary accommodation, together with a self-contained residential maisonette on the first and second floors accessed to the rear of the property. The upper floors are in basic condition, are not currently used by the tenant and may benefit from future residential redevelopment potential, subject to a surrender of the lease in part and obtaining necessary consents.

Tenure

Virtual Freehold. Held for a term of 980 years from 1st September 1877 at a rent of £9-08 per annum.

VAT

VAT is not applicable to this lot.

Six Week Completion



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Acuitus
John Mehtab
+44 (0)20 7034 4855
john.mehtab@acuitus.co.uk

Acuitus
Alec Linfield
+44 (0)20 7034 4860
alec.linfield@acuitus.co.uk

Seller's Solicitors: Coley & Tilley Solicitors
Bryan Poultney
+44 (0)121 643 5531
bp@coleyandtilley.co.uk