

# 47-57 Promenade, Bridlington, North Yorkshire YO15 2QE

Freehold Leisure Investment

**Lot 39**

£62,119.67 per annum  
exclusive rising in  
December 2019



## Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review
Ground	Leisure	1021.5 sq m (10,996 sq ft)	BUZZ GROUP	25 years from 19/12/2014 on a full repairing and insuring lease	£62,119.67	19/12/2019
First	Ancillary	410.80 sq m (4,422 sq ft)	LIMITED (1)			Annual rental increases linked to RPI (2)
Second	Ancillary	34.54 sq m (372 sq ft)	(formerly Gala Leisure Limited)			
<b>Sublet</b>						
Shop No. 47	Retail	43.85 sq m (472 sq ft)				
Shop No. 49	Retail	43.90 sq m (472 sq ft)				
Shop No. 51	Retail	43.90 sq m (472 sq ft)				
Shop No. 53	Retail	43.90 sq m (472 sq ft)				
Snooker Club	Leisure	284.85 sq m (3,066 sq ft)				
<b>Total</b>		<b>1,927 sq m (20,741 sq ft)</b>			<b>£62,119.67</b>	

(1) For the year ended 13th January 2018, Buzz Group Limited reported a turnover of £267,804,000, pre-tax profits of £13,692,000 and a net worth of £149,048,000 (Source: Experian 07/06/2019). "We're already Britain's biggest bingo club and now we're online too. We're proud to have 119 real clubs, a community of over 1 million real people" (Source: www.buzzbingo.com).  
 (2) The rent reviews are linked to the Retail Price Index subject to a minimum of 1% and a maximum of 4% with the next review in December 2019.

### Key Details

- Entirely Let to Buzz Group Ltd (formerly Gala Leisure Ltd) on a lease expiring 2039 (no breaks)
- Annual RPI linked rental increases subject to a minimum of 1% and a maximum of 4%
- Town centre location close to Promenades Shopping Centre
- VAT-free investment

### On behalf of a Major Fund

#### Location

Miles: 41 miles east of York  
67 miles north-east of Leeds  
67 miles south-east of Middlesbrough  
Roads: A165, A614  
Rail: Bridlington Railway Station  
Air: Leeds Bradford Airport

#### Situation

Bridlington is a popular tourist destination situated on the north-east coast of Humberside, 41 miles east of York and 67 miles north-east of Leeds. The property is located in the town centre close to Promenades Shopping Centre on Promenade, opposite its junction with Regent Terrace and 150 metres from the sea front. There are a number of public car parks located nearby. The Promenades Shopping Centre is located within close proximity, housing occupiers including Greggs, Holland & Barrett, Peacocks and Sports Direct. Other nearby occupiers include Subway, Boots, William Hill, Domino's and One Stop.

#### Description

The property comprises a ground floor bingo hall with ancillary accommodation above, together with four ground floor retail units and a snooker club at first floor. The retail units and Snooker Club are sublet.

#### Tenure

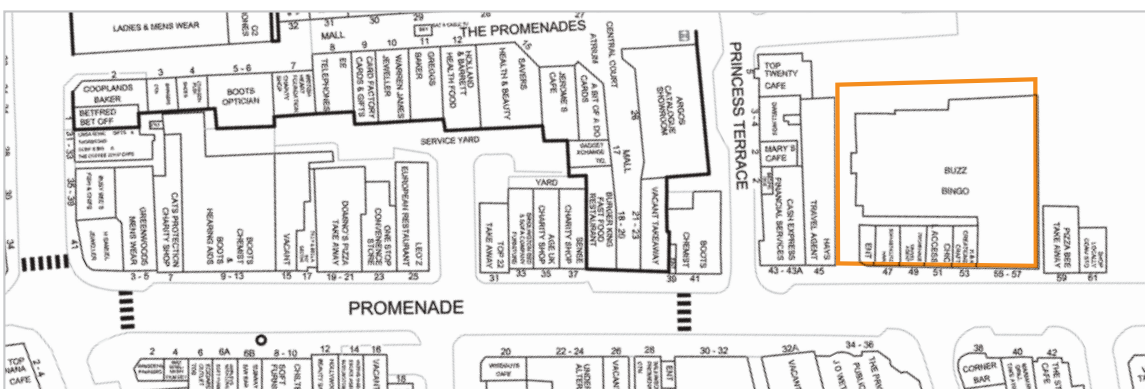
Freehold.

#### VAT

VAT is not applicable to this lot.

#### Energy Performance Certificate

Bands D and C - See legal pack at acuitus.co.uk.



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