

Lot 38

£35,000 per annum exclusive

73/75 Church Street, Blackpool FY1 1HU Freehold Retail Investment



Key Details

- Majority let on a new lease
- City centre location on pedestrianised Church Street
- Close proximity to Blackpool Tower and adjacent to Winter Gardens
- Vacant possession of part first and second floor with future development potential
- Nearby occupiers include Pizza Express, Greggs, British Heart Foundation and Costa Coffee

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 pedestrianised retailing thoroughfares. The Grand Theatre Blackpool and Houndhill Shopping Centre are within close proximity, with other nearby occupiers including Marks & Spencer, Pizza Express, Greggs, British Heart Foundation and Costa Coffee.

Description

The property comprises a ground floor retail unit with self-contained first and second floor ancillary accommodation which is currently accessed via Charnley Road. The tenant currently benefits from rights to use the toilets on the first floor.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

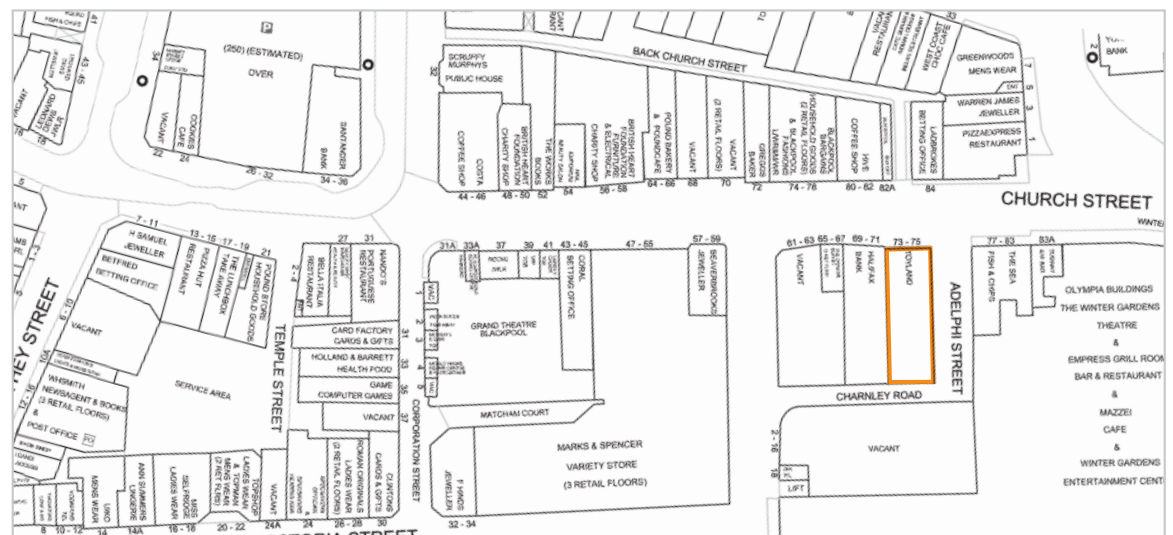
Energy Performance Certificate

Band B. Available from the legal pack at acutus.co.uk.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
Ground	Retail	296.28 sq m (3,189 sq ft)	CHEVIN RETAIL LIMITED t/a Toyland (1)	5 years from 20/05/2019 (2)	£35,000	30/04/2024
First	Ancillary	175.36 sq m (1,887 sq ft)	VACANT			
Second	Ancillary	62.72 sq m (675 sq ft)	POSSESSION			
Total		534.36 sq m (5,751 sq ft)			£35,000 (2)	

- (1) Toyland Toyshop have seven stores across the north of England. For further information, visit www.toylandtoyshop.co.uk (Source: www.toylandtoyshop.co.uk 07/06/2019).
- (2) The lease provides a tenant option to determine on or after 30/04/2022 subject to three months' written notice. The tenant is currently benefiting from a rent free period due to expire on 01/04/2020. The seller has agreed to adjust the completion monies so the unit will effectively produce £35,000 from completion of the sale.



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