

# Lot 38

£155,000 per annum exclusive

## 61-71 Church Street, Blackpool, Lancashire FY1 4NP

Prominent Freehold Bank, Retail & Restaurant Investment



# Tenancy and accommodation

**Lot 38**

£155,000 per annum exclusive

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Review
Unit A Ground Basement	Bank Ancillary	285 sq m 219 sq m	(3,067 sq ft) (2,357 sq ft)	BANK OF SCOTLAND PLC t/a Halifax (1)	10 years from 16/09/2017 expiring 15/09/2027	£60,000	16/09/2022
Unit B Ground First	Entrance Restaurant	8 sq m 605 sq m	(86 sq ft) (6,512 sq ft)	107 (BLACKPOOL) LIMITED t/a The Chinese Buffet (2)	10 years from 04/04/2014 extended to 03/04/2029 (3)	£50,000	03/04/2024
Unit C Ground	Retail	315 sq m	(3,390 sq ft)	SAVERS HEALTH & BEAUTY LIMITED (4)	10 years from 11/06/2019 on a lease expiring 10/06/2029 (5)	£45,000	11/06/2022
Unit D Second	Ancillary	332 sq m	(3,573 sq ft)	VACANT			
Unit E Basement Third		317 sq m 240 sq m	(3,412 sq ft) (2,583 sq ft)	VACANT VACANT			
<b>Total</b>		<b>2,321 sq m</b>	<b>(24,983 sq ft)</b>			<b>£155,000</b>	

- (1) Bank of Scotland Plc is a wholly owned subsidiary of Lloyds Banking Group Plc, which operates from the high street fascias of Lloyds Bank, Halifax and Bank of Scotland. For the year ending 31st December 2018, Bank of Scotland reported no turnover, pre-tax profits of £2,231,000 and a total net worth of £11,175,000 (Source: Experian Group 27/09/2019).
- (2) The Chinese Buffet is an expanding chain of restaurants across the North West and North East of England and elsewhere (Source: www.thechinesebuffet.com).
- (3) Original lease expiring 2024 has been extended by way of a five year reversionary lease from 04/04/2024 expiring 03/04/2029.
- (4) For the year ending 29th December 2018, Savers Health & Beauty Limited reported a turnover of £507,226,000 pre-tax profits of £103,814,000 and a total net worth of £3,938,000 (Source: Experian Group 27/09/2019).
- (5) Tenant's option to determine 10/06/2024 upon 6 months' notice.

## Key Details

- Pedestrianised city centre location
- Part let to Bank of Scotland Plc until 2027 (no breaks)
- Part let to Savers Health & Beauty Ltd until 2029 (5)
- Close proximity to Blackpool Tower and The Winter Gardens
- Development potential and over 24,000 sq ft
- Nearby occupiers include Pizza Express, Greggs, British Heart Foundation and Costa Coffee

## On behalf of a Major Fund Manager

### 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 bank and retail unit which has a return frontage, together with a restaurant at first floor. Part of the property is vacant.

### Tenure

Freehold.

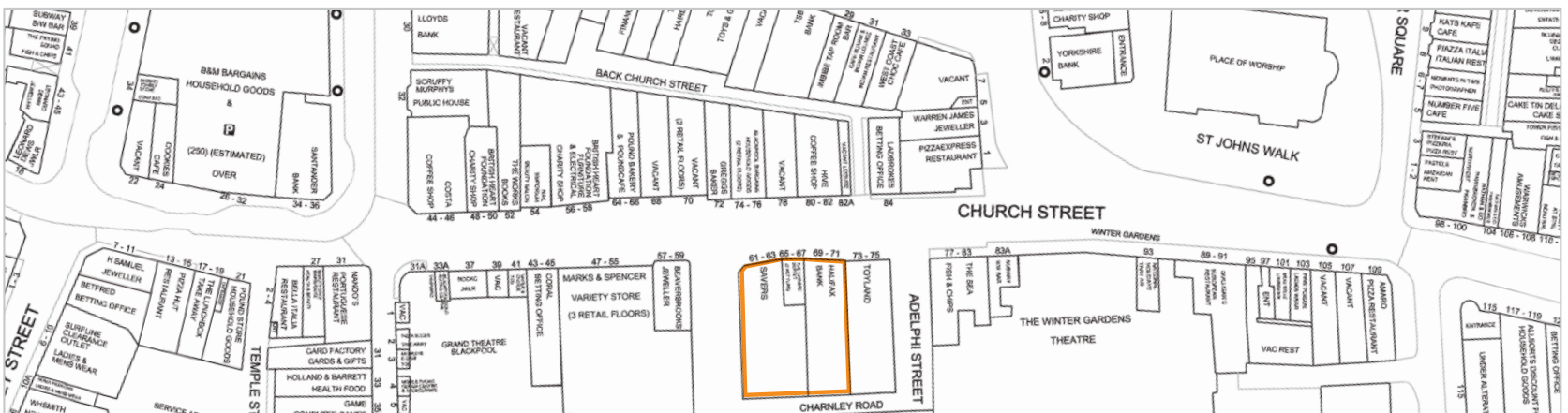
### VAT

VAT is applicable to this lot.

### Planning

The property may benefit from conversion to residential use, subject to the current occupation and the necessary consents/permissions. Interested parties are referred to Blackpool Council ([www.blackpool.gov.uk](http://www.blackpool.gov.uk)).

### Energy Performance Certificate



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**Acuitus**  
Peter Mayo  
+44 (0)20 7034 4864  
peter.mayo@acuitus.co.uk

**Acuitus**  
Georgina Roberts  
+44 (0)20 7034 4863  
georgina.roberts@acuitus.co.uk

**Seller's Solicitors: CMS Cameron McKenna Nabarro Olswang LLP**  
Carol Davies  
+44 (0)114 279 4003  
carol.davies@cms-cmno.com