

# Lot 50

Gross Rent £1,000 per annum exclusive

## 64/66, 68 and 70 Church Street, Blackpool, Lancashire FY1 1HP

Freehold Vacant Retail & Leasehold Ground Rent Investment



Picture taken October 2018

### Key Details

- Pedestrianised city centre location adjacent to Greggs
- Part let to Leicestershire County Council on a lease expiring 2050 (sublet)
- Includes 2 vacant shops
- Close proximity to Blackpool Tower and The Winter Gardens
- 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 northern 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, Halifax, Savers and Costa Coffee.

#### Description

The property comprises three shops all arranged on ground and first floors.

#### Tenure

Freehold. 68 & 70 Church Street.  
Leasehold. 64/66 Church Street. Held on 2 leases both for 100 years (less 10 days) from 1st August 1951 at a combined rent of £1,500 p.a. Rent fixed for the term.

#### VAT

VAT is applicable to this lot.

#### Energy Performance Certificate

See legal pack at acutis.co.uk

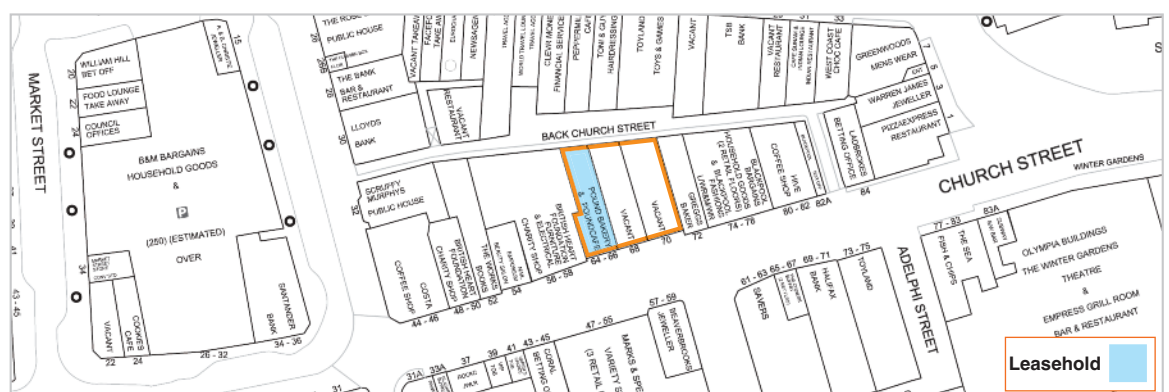
## Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
64/66 Church Street						
Ground	Retail	156 sq m (1,679 sq ft)	LEICESTERSHIRE COUNTY COUNCIL (sublet) (1)	Term of 99 years from 1/08/1951 expiring 20/07/2050	£1,000	20/07/2050
First	Ancillary	28 sq m (301 sq ft)				
68 Church Street			VACANT			
Ground	Retail	121 sq m (1,302 sq ft)				
First	Ancillary	151 sq m (1,625 sq ft)				
70 Church Street			VACANT			
Ground	Retail	169 sq m (1,819 sq ft)				
First	Ancillary	181 sq m (1,949 sq ft)				
<b>Total</b>		<b>806 sq m (8,675 sq ft)</b>			<b>£1,000</b>	

(1) The shop is sublet and trades as Poundbakery/Poundcafé

#### Planning

68 & 70 Church Street may benefit from part conversion to residential use, subject to the necessary consents/permissions. Interested parties are referred to Blackpool Council ([www.blackpool.gov.uk](http://www.blackpool.gov.uk)).



Copyright and confidentiality Experian, 2013. ©Crown copyright and database rights 2013 Ordnance Survey 100017316. For identification purposes only.

#### Acutis

**Peter Mayo**  
+44 (0)20 7034 4864  
[peter.mayo@acutis.co.uk](mailto:peter.mayo@acutis.co.uk)

#### Acutis

**Georgina Roberts**  
+44 (0)20 7034 4863  
[georgina.roberts@acutis.co.uk](mailto:georgina.roberts@acutis.co.uk)

#### Seller's Solicitors:

**CMS Cameron McKenna Nabarro Olswang LLP**  
**Carol Davies**  
+44 (0)114 279 4003  
[carol.davies@cms-cmno.com](mailto:carol.davies@cms-cmno.com)