

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 acuitus.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)	Term of 99 years from 1/08/1951	£1,000	20/07/2050
First	Ancillary	28 sq m (301 sq ft)	COUNCIL (sublet) (1)	expiring 20/07/2050		
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)				
Total		806 sq m (8,675 sq ft)			£1,000	

(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).



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