Lot 31

£4,500 per annum exclusive rising to £6,000 per annum exclusive in August 2022

34 Abingdon Street,

Blackpool, Lancashire FY1 1DA

Freehold Retail Investment



Key Details

- Let to Ryman Limited on a renewed lease from 13th August 2021
- · Modest re-based rent
- Close to Blackpool Winter Gardens and Blackpool North Train Station
- Nearby occupiers including Greggs, Costa Coffee and Nando's

Location

Miles: 16 miles west of Preston 44 miles north of Liverpool

Roads: A583, M55

Rail: Blackpool North Train Station

Air: Blackpool Airport

Situation

The property is situated in a prominent location in the heart of Blackpool town centre, on the east side of Abingdon Street, close to its junction with Church Street, Blackpool's prime retail pitch where occupiers include Greggs, Costa Coffee and Nando's. The property benefits from close proximity to Winter Gardens, one of the North West's premier conference, exhibition and events centres, and Blackpool North Train Station.

Description

The property comprises a shop arranged on the ground and first floors

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Six Week Completion

Energy Performance Certificate

Band D. See legal pack.

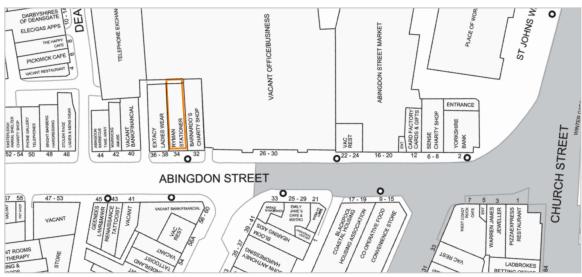
Note

Please note, the buyer will pay 2% +VAT of the purchase price towards the vendors costs in addition to the cost of the searches. Please see Special Conditions of Sale.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.
Ground First	Retail Ancillary	116.94 sq m 63.84 sq m	(1,258 sq ft) (687 sq ft)	RYMAN LIMITED (2)	3 years from 13/08/2021 (3) on a full repairing and insuring lease	£4,500 rising to £6,000 in August 2022
Total		180.78 sq m	(1,945 sq ft) (1)			£4,500 rising to £6,000 in August 2022

- (1) Floor areas provided by the Valuation Office Agency (www.gov.uk)
- (2) For the year ending 28th March 2020, Ryman Limited reported a turnover of £123,444,000, pre-tax profit of £6,579,000 and shareholder funds of £64,352,000 (Source: NorthRow 08/07/2021). Started in 1893, Ryman currently trades from over 200 stationary shops across the UK (Source: Ryman.co.uk 08/07/2021).
- (3) The lease provides for a mutual option to determine the lease on 13th August 2022 and 13th August 2023.



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Acuitus

David Margolis

+44 (0)20 7034 4862 +44 (0)7930 484 440

david.margolis@acuitus.co.uk

Acuitus Billy Struth

+44 (0)207 034 4854 +44 (0)7824 705 955 billy.struth@acuitus.co.uk

Seller's Solicitors: Structadene Group James Thomson

+44 (0207 843 9196 james.t@pearl-coutts.co.uk