

# Blackpool

## 299 Squires Gate Lane Lancashire FY4 3RF

- Attractive Freehold Restaurant/Takeaway and Residential Ground Rent Investment
- Shop let to Subway Realty Ltd
- Shop lease expires 2026 (no breaks)
- Shop Rent Review 2021
- Total Current Rents Reserved

**£17,500 pa**

**SIX WEEK COMPLETION  
AVAILABLE**



### Tenure

Freehold.

### Location

Blackpool is one of England's foremost holiday resorts and conference centres, having a resident population in excess of 145,000 with a regular tourist trade in the summer months. The town is situated on the north-west coast some 58 miles north-west of Manchester and 17 miles west of Preston.

The property is situated in the suburb of Squires Gate, which lies adjacent to South Shore and is located on the northern side of Squires Gate Lane (A5230) at its junction with Lindale Gardens, 1 mile east of the seafront. Occupiers close by include B&M Bargains amongst local and independent traders. The area is predominantly residential.

### Description

The property is arranged on ground and one upper floor to provide a ground floor restaurant/takeaway together with a first floor flat above, which has been sold off on a long lease and which is accessed from the side.

### VAT

VAT is applicable to this lot.

### Documents

The legal pack will be available from the website [www.allstop.co.uk](http://www.allstop.co.uk)

### Energy Performance Certificate

For Shop EPC Rating please see website.

Flat EPC Rating 55 Band D (Copy available on website).

Floor	Present Lessee	Accommodation			Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Ground	Subway Realty Ltd (1)	Gross Frontage	9.40 m	(30' 10")	15 years from 10.08.2006 extended for a further 5 years Rent review every 5th year FR & I by way of a service charge	£17,500 p.a.	Rent Review 2021
		Shop Depth	8.10 m	(26' 7")			
		Built Depth	12.35 m	(40' 6")			
		Ground Floor	94.60 sq m	(1,018 sq ft)			
First	Individual	First Floor Flat			999 years from 16.11.2007	Peppercorn	Reversion 3006
<div>(1) Website Address: <a href="http://www.subway.co.uk">www.subway.co.uk</a> For the year ended 31.12.2014, Subway Realty Ltd reported a turnover of £28,613,000, a pre-tax profit of £1,946,000, shareholders' funds and a net worth of £655,859 (source: Riskdisk Experian 02.09.2015). The property has been sub-let to a franchisee.</div>						<b>Total £17,500 p.a.</b>	

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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