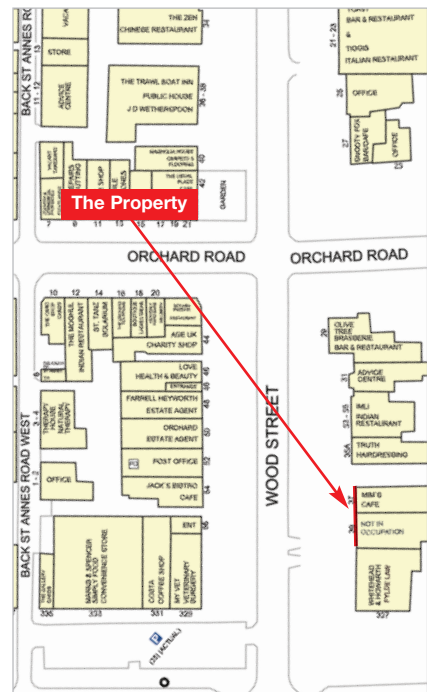


# Lytham St Annes

37-39 Wood Street  
Lancashire  
FY8 1QG

- Long Leasehold Shop and Ground Rent Investment
- Shop let to B&M Retail Limited on a lease expiring 2020 (not in occupation)
- Affluent coastal town
- Shop Rent Review 2015
- Total Current Gross Rents Reserved **£32,509 pa**

**FIVE WEEK COMPLETION AVAILABLE**



### Tenure

Long Leasehold at a peppercorn rent fixed.

### Location

Lytham St Annes is a popular and prosperous Lancashire resort town with a population of some 41,000. The town is well known for the Royal Lytham St Annes Golf Course, which is a regular venue for the Open Championship. The property is situated on the south side of Wood Street between its junction with Clifton Drive South and Orchard Road. Occupiers close by include Marks & Spencer Simply Food, Costa, Subway, Post Office, Travelodge and a range of local traders.

### Description

The property is arranged on basement, ground and two upper floors to provide two shops at ground floor with ancillary basement accommodation. One of the shops benefits from further ancillary accommodation to the first and second floors. The other shop and remaining upper floors, which provide residential accommodation, have been sold off on a long lease.

### VAT

VAT is applicable to this lot.

### Documents

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

### Energy Performance Certificate

For EPC Rating please see website.

| No.            | Present Lessee                                  | Accommodation (1)  | Lease Terms    | Current Rent £ p.a. | Next Review/ Reversion |              |           |             |              |                  |                    |                           |            |               |             |           |             |              |         |             |              |                   |                      |   |              |                  |
|----------------|---|--|----------------|---------------------|------------------------|--------------|-----------|-------------|--------------|------------------|--------------------|---------------------------|------------|---------------|-------------|-----------|-------------|--------------|---------|-------------|--------------|-------------------|----------------------|---|--------------|------------------|
| 37             | Individual                                      | <table border="1"> <tr> <td>Basement</td> <td>33.6 sq m</td> <td>(362 sq ft)</td> </tr> <tr> <td>Ground Floor</td> <td>51.1 sq m</td> <td>(550 sq ft)</td> </tr> <tr> <td><b>Total</b></td> <td><b>84.7 sq m</b></td> <td><b>(912 sq ft)</b></td> </tr> </table> First and Second Floors – Residential   | Basement       | 33.6 sq m           | (362 sq ft)            | Ground Floor | 51.1 sq m | (550 sq ft) | <b>Total</b> | <b>84.7 sq m</b> | <b>(912 sq ft)</b> | 999 years from 29.09.1901 | £9 p.a.    |               |             |           |             |              |         |             |              |                   |                      |   |              |                  |
| Basement       | 33.6 sq m                                       | (362 sq ft)  |                |                     |                        |              |           |             |              |                  |                    |                           |            |               |             |           |             |              |         |             |              |                   |                      |   |              |                  |
| Ground Floor   | 51.1 sq m                                       | (550 sq ft)  |                |                     |                        |              |           |             |              |                  |                    |                           |            |               |             |           |             |              |         |             |              |                   |                      |   |              |                  |
| <b>Total</b>   | <b>84.7 sq m</b>                                | <b>(912 sq ft)</b>   |                |                     |                        |              |           |             |              |                  |                    |                           |            |               |             |           |             |              |         |             |              |                   |                      |   |              |                  |
| 39             | B & M Retail Limited (2)<br>(not in occupation) | <table border="1"> <tr> <td>Gross Frontage</td> <td>8.55 m</td> <td>(28' 1")</td> </tr> <tr> <td>Net Frontage</td> <td>8.3 m</td> <td>(27' 3")</td> </tr> <tr> <td>Basement</td> <td>41.3 sq m</td> <td>(445 sq ft)</td> </tr> <tr> <td>Ground Floor</td> <td>252.8 sq m</td> <td>(2,721 sq ft)</td> </tr> <tr> <td>First Floor</td> <td>64.8 sq m</td> <td>(698 sq ft)</td> </tr> <tr> <td>Second Floor</td> <td>43 sq m</td> <td>(463 sq ft)</td> </tr> <tr> <td><b>Total</b></td> <td><b>401.9 sq m</b></td> <td><b>(4,327 sq ft)</b></td> </tr> </table> | Gross Frontage | 8.55 m              | (28' 1")               | Net Frontage | 8.3 m     | (27' 3")    | Basement     | 41.3 sq m        | (445 sq ft)        | Ground Floor              | 252.8 sq m | (2,721 sq ft) | First Floor | 64.8 sq m | (698 sq ft) | Second Floor | 43 sq m | (463 sq ft) | <b>Total</b> | <b>401.9 sq m</b> | <b>(4,327 sq ft)</b> | 15 years from 22.12.2005<br>Rent review every 5 years | £32,500 p.a. | Rent Review 2015 |
| Gross Frontage | 8.55 m  | (28' 1")   |                |                     |                        |              |           |             |              |                  |                    |                           |            |               |             |           |             |              |         |             |              |                   |                      |   |              |                  |
| Net Frontage   | 8.3 m   | (27' 3")   |                |                     |                        |              |           |             |              |                  |                    |                           |            |               |             |           |             |              |         |             |              |                   |                      |   |              |                  |
| Basement       | 41.3 sq m                                       | (445 sq ft)  |                |                     |                        |              |           |             |              |                  |                    |                           |            |               |             |           |             |              |         |             |              |                   |                      |   |              |                  |
| Ground Floor   | 252.8 sq m                                      | (2,721 sq ft)  |                |                     |                        |              |           |             |              |                  |                    |                           |            |               |             |           |             |              |         |             |              |                   |                      |   |              |                  |
| First Floor    | 64.8 sq m                                       | (698 sq ft)  |                |                     |                        |              |           |             |              |                  |                    |                           |            |               |             |           |             |              |         |             |              |                   |                      |   |              |                  |
| Second Floor   | 43 sq m   | (463 sq ft)  |                |                     |                        |              |           |             |              |                  |                    |                           |            |               |             |           |             |              |         |             |              |                   |                      |   |              |                  |
| <b>Total</b>   | <b>401.9 sq m</b>                               | <b>(4,327 sq ft)</b>   |                |                     |                        |              |           |             |              |                  |                    |                           |            |               |             |           |             |              |         |             |              |                   |                      |   |              |                  |

(1) Not inspected by Allsop. Areas sourced from [www.2010.voa.gov.uk](http://www.2010.voa.gov.uk)

(2) For the year ended 31st December 2012, B & M Retail Limited reported a turnover of £935.229m, a pre-tax profit of £88.323m, shareholders' funds and a net worth of £171.867m. (Source: [riskdisk.com](http://riskdisk.com) 08.08.2014)

NB. Buyers will pay 0.35% + VAT of the purchase price towards the sellers' costs.

**Total £32,509 p.a.**