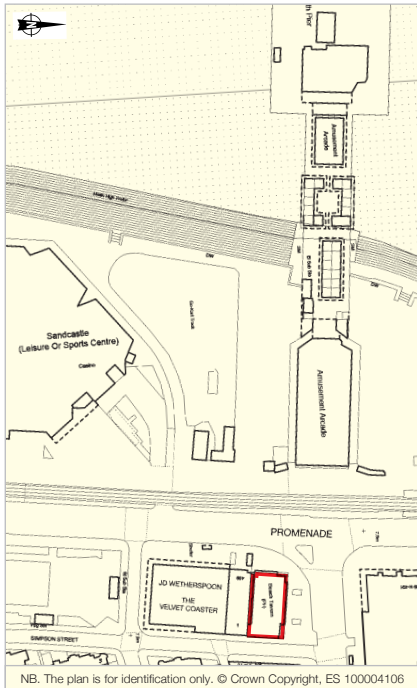


# Blackpool Beach Tavern Food Court 495-497 The Promenade Lancashire FY4 1BA

- **Freehold Parade of Shops, Food Court with vacant accommodation above**
- **Comprising a well established food court providing five shop units and a communal seating area**
- **Opposite the South Pier and adjacent to The Velvet Coaster (JD Wetherspoon)**
- **Close to Blackpool Pleasure Beach and the Sandcastle Waterpark**
- **Vacant possession of part 1st, 2nd and 3rd floors**
- **Total Current Rents Reserved**  
**£125,000 pa**  
**rising to £129,000 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 and enjoys good access to the national motorway network, having the M55 providing a rapid link to the M6 (Junction 32). The property is situated fronting The Promenade and seafront at its junction with Station Road, facing The South Pier, adjacent to The Velvet Coaster, one of JD Wetherspoon's busiest pubs in the country, and diagonally opposite The Sandcastle Waterpark and Pleasure Beach.



**Description**  
The property is arranged on basement, ground and three upper floors to provide five ground floor shops, two of which have basement storage, together with an entrance to the first floor food court which provides communal seating and customer WCs, vacant offices (accessed via Simpson Street) with permitted development rights for conversion into 2 x one bedroom flats. The second and third floors are currently vacant and may be suitable for conversion to residential, subject to obtaining all the necessary consents. The Spar unit has an ATM.

**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 EPC Rating please see website.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Unit 2	Driven Australia Ltd (t/a Spar)	Gross Frontage 10.05 m (32' 11") Built Depth 15.37 m (50' 5") Ground Floor 158.00 sq m (1,701 sq ft) Basement 112.00 sq m (1,206 sq ft)	10 years from 16.04.2018 Rent review in the 5th year IR & service charge	£25,000 p.a.	Rent Review 2023
Unit 4	Driven Australia Ltd (t/a Orange Fish)	Gross Frontage 4.93 m (16' 2") Built Depth 15.54 m (50' 11") Ground Floor 70.00 sq m (754 sq ft)	10 years from 16.04.2018 Rent review in the 5th year IR & service charge	£30,000 p.a.	Rent Review 2023
Unit 5	Subway Realty Ltd	Gross Frontage 9.62 m (31' 6") Built Depth 3.61 m (11' 10") Ground Floor 31.00 sq m (334 sq ft) Basement 37.00 sq m (398 sq ft)	10 years from 25.05.2016 (1) IR & service charge	£50,000 p.a.	Reversion 2026
Unit 6	Lucas Confectionary Ltd (t/a Millies Cookies)	Gross Frontage 9.70 m (31' 10") Built Depth 3.63 m (11' 11") Ground Floor 14.00 sq m (151 sq ft)	10 years from 03.05.2017 Fixed rent review in the 5th year IR & service charge (2)	£10,000 p.a. rising to £12,000 p.a.	Rent Review 2022
Unit 9	Fresh First Ltd (t/a Slice Pizza Company)	Built Depth 4.22 m (13' 10") Ground Floor 14.00 sq m (151 sq ft)	10 years from 14.06.2016 Fixed rent review in the 5th year IR & service charge (2)	£10,000 p.a. rising to £12,000 p.a.	Rent Review 2021
Food Court	Communal	Seating Area and Customer WCs 212.90 sq m (2,292 sq ft)			
First Floor	Vacant Offices (with permitted development rights)	First Floor 64.70 sq m (696 sq ft)			
Second Floor	Vacant	Former Manager's Flat and Storage 155.80 sq m (1,677 sq ft)			
Second Floor	Vacant	153.55 sq m (1,653 sq ft)			
Third Floor	Vacant	73.95 sq m (796 sq ft)			

- (1) The lease contains a tenant's option to break at the end of Year 3. If the tenant does not operate the break, the landlord must pay the tenant a capital contribution of £60,000 (exclusive of VAT and any comparable taxes) on 25th May 2021.  
 (2) Tenant's option to break at the end of the fifth year.  
 (3) Tenant's rolling break after 3 years with 6 months' notice and payment of a 3 year rent penalty.

**Total £125,000 p.a.**

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda  
**Seller's Solicitor** Ms S Malkin, Nexus Solicitors. Tel: 0161 819 4909 e-mail: [sfm@nexussolicitors.co.uk](mailto:sfm@nexussolicitors.co.uk)



