



#### **Tenure**

Freehold.

#### Location

The resort town and ferry port of Fleetwood has a resident population in excess of 27,000 and is located at the mouth of the Rover Wyne, some 8 miles north of Blackpool and 20 miles south-west of Lancaster.

The property is situated on the south side of Poulton Road (A587) at the

junction with Birch Street.
Occupiers close by include Tesco Express and Ladbrokes amongst other

independent retailers and residential dwellings.
Poulton Road provides access to Lord Street, the town's principal retail thoroughfare.

#### Description

The property is arranged on ground and two upper floors to provide a bingo hall with car park. Top Ten are not in occupation and the main hall seating has been removed.

Site area 0.16 hectares (0.39 acres) (including part of the pavement).

#### **Planning**

Local Planning Authority: Wyre Council. Tel: (01253) 891000. The property may be suitable for redevelopment to alternative uses subject to obtaining all necessary consents.

#### VAT

VAT is applicable to this lot.

#### **Documents**

The legal pack will be available from the website www.allsop.co.uk

#### **Viewings**

Viewings are by appointment only, please e-mail your request with full contact details to viewings@allsop.co.uk

In the subject box of your e-mail, please ensure that you enter Lot 99 Fleetwood.

No.		Present Lessee	Accommodation GIA			Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Bingo	o Hall	Top Ten Bingo Limited (2) (Not in occupation)	Gross Frontage Net Frontage Ground Floor Lower Ground Floor Store Balcony Upper Balcony Basement Total GIA	19.50 m 35.35 m 992 sq m es 40 sq m 103 sq m 18 sq m Not inspected	(63' 11") (115' 11") (10,678 sq ft) (431 sq ft) (1,109 sq ft) (194 sq ft) Not inspected (12,412 sq ft)	Rent review every 5th year FR & I	£51,500 p.a. (1)	Rent Review 2011 (3)
Adjoir 97 Po	ning oulton Road	J C Decaux	Access Wayleave			Holding over on a licence which expired in February 2006	£450 p.a.	
Adjoi: Bingo		Vacant	Advertising Hoarding					

- (1) The Top Ten Bingo Ltd rent is £50,000 pa but in addition in order to pay monthly they pay a 3% premium of £1,500 pa, totalling £51,500 pa.
- (2) www.topten-bingo.com. Top Ten Bingo operate from 24 Bingo Clubs and 1 arcade. (Source: Company Director 12.01.2012)

(3) As far as the Administrators are aware, no action has been taken in respect of the 2011 rent review.

Total £51,950 p.a.

# Fleetwood Barneys Bingo Club Poulton Road Lancashire FY7 6TQ

- Freehold Leisure Investment
- Comprising a bingo hall with car park
- Potential for alternative uses subject to obtaining all necessary consents
- Rent Review 2011
- Total Current Rent and Licence Fee Reserved

### £51,950 pa (1)

On the Instructions of
David Matthew Hammond
and Graham Douglas Frost
of PricewaterhouseCoopers
Appointed as Joint Administrators
of Castlemore Ventures Limited
(In Administration)

## SIX WEEK COMPLETION AVAILABLE

