



## Tenure

Freehold.

## Location

Blackpool is one of England's foremost holiday resorts and conference centres, having a resident population in excess of 145,000 which substantially increases during 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 town is served by the M55 motorway, access to which is 2½ miles east of the town centre, connecting to Junction 32 of the M6 motorway. Local rail services from Blackpool North run to Manchester and beyond.

The property is situated on the western side of Central Drive at its junction with Louise Street.

Occupiers close by include Tesco Express, William Hill (opposite), H & T Pawnbrokers and Yorkshire Bank whilst Blackpool Football ground, UCI, McDonald's and Frankie and Benny's are a ¼ mile away.

## Description

The property is arranged on basement, ground and one upper floor to provide three ground floor shop units together with five flats on the first floor above, four of which are accessed from the rear and one from the front. There is also parking to the rear for approximately 3 cars.

## VAT

VAT is not applicable to this lot.

## Documents

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

## Viewings

Viewings are by appointment only, please e-mail your request with full contact details to [viewings@allstop.co.uk](mailto:viewings@allstop.co.uk)  
In the subject box of your e-mail, please ensure that you enter **Lot 115 Blackpool**.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
87	C Yates (Massage Parlour)	Gross Frontage (including splay) 5.55 m Net Frontage 3.00 m Return (Net) Frontage 1.75 m Built Depth 18.95 m Basement – (Not Inspected by Allstop)	(18' 3") (9' 10") (5' 9") (62' 2")	5 years from 01.03.2011 Rent review in the 3rd year Internal repairing plus shop front	£10,200 p.a.  Reversion 2016
91	J Donnelly (Furniture Shop)	Gross Frontage 5.30 m Net Frontage 5.15 m Shop & Built Depth 19.05 m Basement 84.5 sq m	(17' 5") (16' 10") (62' 6") (910 sq ft)	5 years from 01.12.2009 Rent review in the 3rd year Internal repairing plus shop front	£5,200 p.a.  Reversion 2014
93/95 Central Drive and 28-30 Louise Street	Gemcabin Ltd (Hartleys Pawnbrokers)	Gross Frontage (including splay) 5.95 m Net Frontage 4.60 m Return (Net) Frontage 4.05 m Shop Depth 11.85 m Built Depth 18.55 m Basement (Hatch access) 81.5 sq m	(19' 6") (15' 1") (13' 4") (38' 10") (60' 10") (877 sq ft)	8 years from 07.11.2007 Rent review every 4th year Internal repairing plus exterior doors and windows (1)	£6,500 p.a.  Reversion 2015
Flats 1-5	Individuals	5 Flats – 2 x 2 Bed, 3 x 1 Bed	Let on 5 Assured Shorthold Tenancies each for 6 months (2)	£27,560 p.a.	

(1) Limited to a schedule of condition.

(2) A schedule is available from the Auctioneers.

**Total £49,460 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

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**Joint Auctioneer** Broomheads. Tel: (01253) 292222 website: [www.broomheads.com](http://www.broomheads.com)

# Blackpool

## 87-95 Central Drive and 28-30 Louise Street Lancashire FY1 5EE

- **Freehold Shop and Residential Investment**
- Comprising three shops with five flats above
- Busy suburban shopping location
- Reversion from 2014
- Total Current Rents Reserved  
**£49,460 pa**

**SIX WEEK COMPLETION  
AVAILABLE**



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