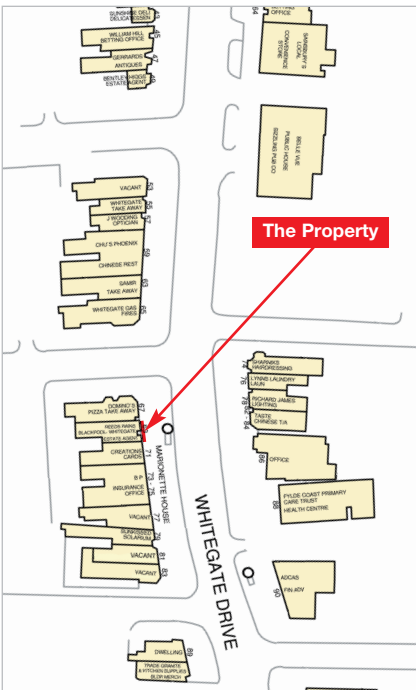


Blackpool

69 Whitegate Drive Lancashire FY3 9DA

- **Freehold Shop Investment**
- To be let to Reeds Rains Ltd on a new 10 year lease from completion (1)
- Established retail location adjacent to Domino's
- Rent Review 2017
- No VAT applicable
- Current Rent Reserved
£12,500 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 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 2.5 miles west of the town centre, connecting to Junction 32 of the M6 motorway. Local Rail services run to Manchester and beyond, a direct service operates between Blackpool North (which is some 500 metres west of the subject property) and London Euston Station. The property is situated 0.75 miles to the west of the city centre and the Blackpool Tower. The property is located on Whitegate Drive (A583) close to its junction with Palatine Road and 0.25 miles from Stanley and Blackpool Golf and Cricket Club. Occupiers close by include Domino's (adjacent), Sainsbury's Local, Betfred, Ladbrokes, Lloyds TSB, Barclays and Co-Operative Food.

Description
The property is arranged on ground and one upper floor to provide a ground floor estate agents office with staff and ancillary accommodation above.

The property provides the following accommodation and dimensions:

Gross Frontage	5.40 m	(17' 7")
Net Frontage	5.00 m	(16' 4")
Shop Depth	12.17 m	(39' 9")
Built Depth	16.63 m	(54' 6")
Ground Floor	64.6 sq m	(696 sq ft)
First Floor	40.2 sq m	(433 sq ft)

Tenancy

The entire property is to be let to REEDS RAINS LTD for a term of 10 years from completion of the sale at an initial rent of £12,500 per annum, exclusive of rates. The lease provides for a rent review at the end of the fifth year together with a lessee's option to determine. The lease also contains full repairing and insuring covenants.

Tenant Information

Reeds Rains Ltd was established in 1868 and operate from over 190 branches throughout England, North Wales and Northern Ireland. Reeds Rains Ltd are a subsidiary of LSL Property Services plc, which also includes the Your Move and Marsh & Parsons chains of Estate Agents. (www.reedsrains.co.uk)

VAT

VAT is not applicable to this lot.

Documents

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

Viewings

Viewings are by appointment only, please e-mail your request with full contact details to viewings@allstop.co.uk
In the subject box of your e-mail, please ensure that you enter **Lot 89 Blackpool**.

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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