

Blackpool 82 Church Street Lancashire FY1 1HP

- **Freehold Shop Investment**
- Pedestrianised town centre location close to Marks & Spencer
- Let on a new 5 year lease (1)
- Fixed rental uplift to £35,000 pa in 2020 and £40,000 pa in 2021
- Rent Deposit £7,500
- Current Rent Reserved **£30,000 pa⁽²⁾**
rising to £35,000 pa in 2020

**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.

The property is situated on the north side of the pedestrianised Church Street, in the heart of the town centre.

Occupiers close by include Marks & Spencer, Pizza Express, Greggs and Subway, amongst others.

Description

The property is arranged on ground and two upper floors to provide a ground floor shop trading as a café. The upper floors are not presently used but also benefit from a separate entrance at the front.

The property provides the following accommodation and dimensions:

| | | |
|--------------------------------|--------------------|----------------------|
| Ground Floor | 156.00 sq m | (1,679 sq ft) |
| First Floor – Not used | 163.50 sq m | (1,760 sq ft) |
| Second Floor – Not used | 157.50 sq m | (1,695 sq ft) |
| Total | 477.00 sq m | (5,134 sq ft) |

NB. Floor areas provided by the Vendor. Not measured by Allsop.

Tenancy

The entire property is at present let to PORTLAND & BARFIELD LTD for a term of 5 years from 1st May 2018 at a current rent of £30,000 per annum. The lease provides for fixed rental uplifts to £35,000 per annum in 2020 and to £40,000 per annum in 2021 and contains full repairing and insuring covenants subject to a schedule of condition. There is a rent deposit of £7,500.

(1) There is a tenant break option at the end of the third year of the term.

(2) There is a 9 month rent free period which the Vendor will top up from completion. See special conditions of sale.

VAT

VAT is applicable to this lot.

Documents

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

Energy Performance Certificate

For EPC Rating please see website.

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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