

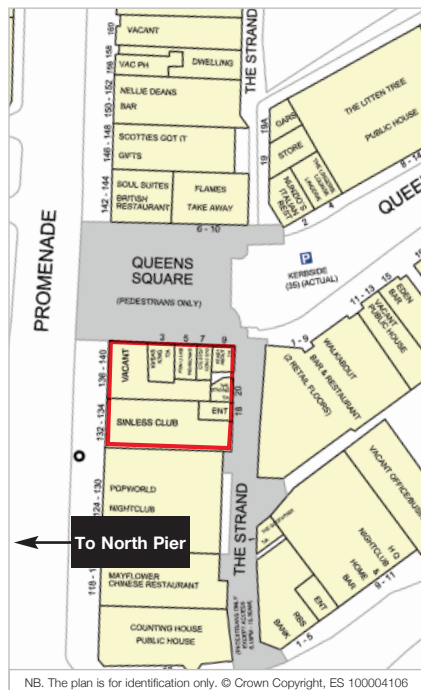
# Blackpool

**132-140 (even) Promenade**  
**1-9 (odd) Queen Square and**  
**16-20 The Strand**  
**Lancashire**  
**FY1 1AR**

- **Substantial Freehold Commercial Investment**
- Retail and leisure occupiers, with vacant refurbished bar
- Upper floors to part, with planning consent for six flats
- To be offered collectively as one lot
- Reversions from 2019
- Total Current Rents Reserved

**£72,137 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 at the northern end of the Promenade, by the North Pier, in a well established entertainment area. Other leisure occupiers nearby include Walkabout, the Grand Metropole Hotel, the North Pier Theatre, Popworld, JD Wetherspoon and a wide range of other bars, clubs and restaurants.

**Description**

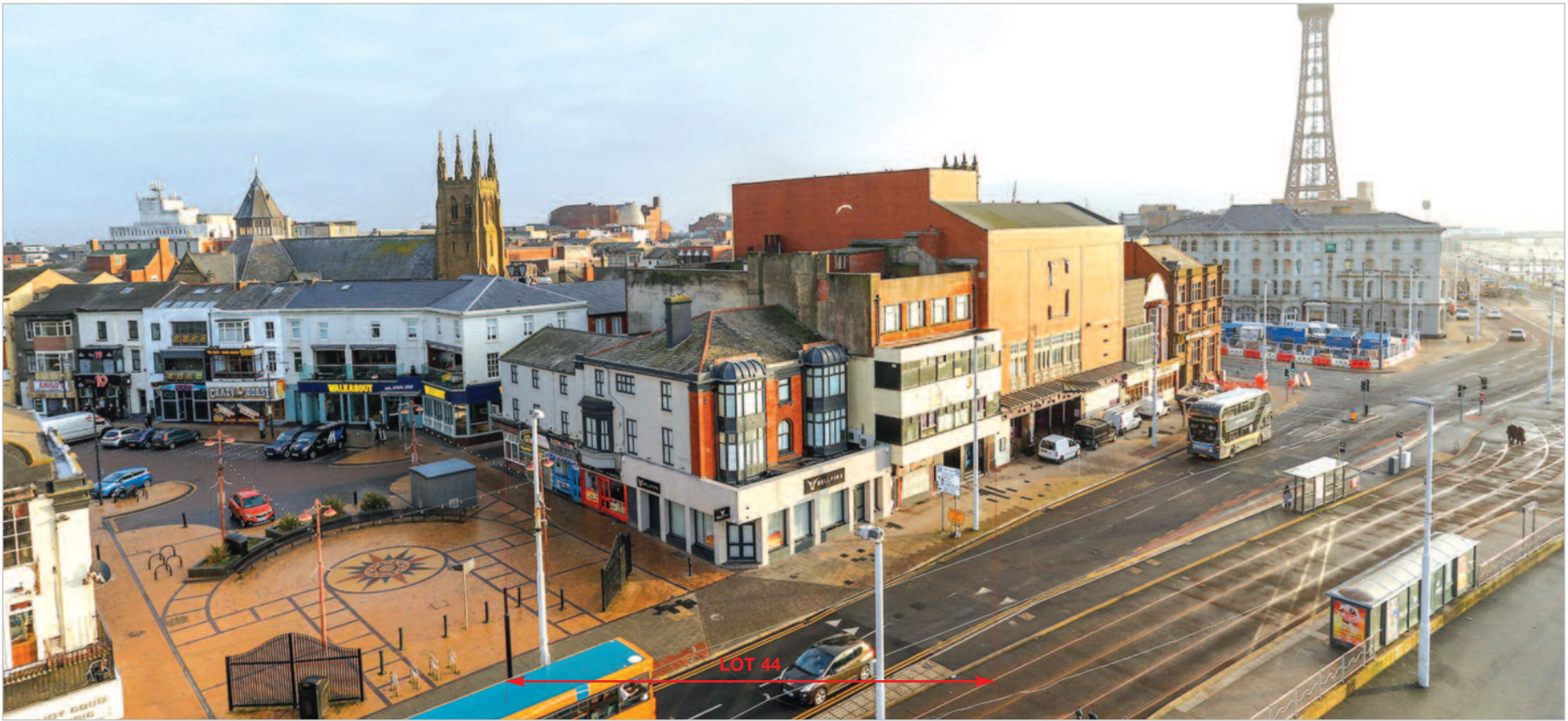
The property comprises two distinct adjoining buildings. To the south, with frontage to Promenade and The Strand, is 132-134 Promenade and 16-18 The Strand, which is arranged on basement, ground and three upper floors. It is currently occupied as a gentlemen's club (Sinless). The access to the two top floors has been removed. To the north is 136-140 Promenade, 1-9 Queen Square and 20 The Strand, which is arranged on basement, ground and two upper floors. To the Promenade frontage is a recently refurbished bar/club premises, most recently trading as Hellfire but currently vacant, arranged on basement and ground floors. To the Queen Square and Strand frontages are five lock-up shop units, let to a variety of local traders. The upper parts of this element of the property have the benefit of planning consent (Ref: 15/0216) for conversion to provide six flats (4 x two bedroom, 2 x one bedroom units).

**VAT**  
VAT is not applicable to this lot.

**Documents**  
The legal pack will be available from the website [www.allsoy.co.uk](http://www.allsoy.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  
**Seller's Solicitor** Simon Wallwork Esq, Slater Heelis. Tel: 0161 969 3131 e-mail: [simon.wallwork@slaterheelis.co.uk](mailto:simon.wallwork@slaterheelis.co.uk)  
**Joint Auctioneer** Kevin Allitt Esq, Oystons Estate Agents. Tel: 07792 612616 e-mail: [kevin@allitt.com](mailto:kevin@allitt.com)



| No.   | Present Lessee  | Accommodation  | Lease Terms  | Current Rent<br>£ p.a. | Next Review/<br>Reversion |
|---|---|--|--|------------------------|---------------------------|
| 132-135 Promenade,<br>16-18 The Strand                        | Martin Patrick Coe<br>(t/a Sinless Club & The Strand Karaoke Bar) | Ground Floor 294.00 sq m (3,164 sq ft)<br>First Floor 308.18 sq m (3,317 sq ft)<br>Second Floor 312.60 sq m (3,365 sq ft)<br>Third Floor – No Access<br>Basement (not measured)<br>Total (GIA) 914.78 sq m (9,846 sq ft) | 8 years from 17.12.2012<br>Rent review after 4 years<br>FR & I   | £40,000 p.a.           | Reversion 2020            |
| 136, 138 and 140 Promenade and<br>1 Queen Square              | Vacant<br>(formerly t/a Hellfire)                                 | Gross Frontage to Promenade 12.85 m (42' 2")<br>Return Frontage to Square 9.33 m (30' 8")<br>Ground Floor 129.60 sq m (1,395 sq ft)<br>Basement 108.50 sq m (1,167 sq ft)<br>Total (GIA) 238.10 sq m (2,562 sq ft)       |  |                        |                           |
| 3 Queen Square  | Individual<br>(t/a Kebab King)                                    | Gross Frontage 5.44 m (17' 10")<br>Net Frontage 4.85 m (15' 11")<br>Shop Depth 6.29 m (20' 8")   | 30 years from 01.08.1990<br>Rent review every 5th year<br>FR & I | £10,000 p.a.           | Reversion 2020            |
| 5 Queen Square  | Individual<br>(t/a Fish-U-Like)                                   | Gross Frontage 3.80 m (12' 5")<br>Net Frontage 3.55 m (11' 8")<br>Shop Depth 6.31 m (20' 8")   | 30 years from 01.09.1989<br>Rent review every 5th year<br>FR & I | £4,500 p.a.            | Reversion 2019            |
| 7 Queen Square  | Individual<br>(t/a Cigarette Stop)                                | Gross Frontage 4.00 m (13' 2")<br>Net Frontage 3.76 m (12' 4")   | 30 years from 01.09.1989<br>Rent review every 5th year<br>FR & I | £4,400 p.a.            | Reversion 2019            |
| 9 Queen Square  | Individual<br>(t/a Feast About)                                   | Net Frontage to Queen Street (inc splay) 6.49 m (21' 3")<br>Shop Depth 6.37 m (20' 10")  | Term of years expiring 31.07.2020<br>Without review<br>FR & I    | £6,037 p.a.            | Reversion 2020            |
| 20 The Strand   | Individual<br>(t/a Strand Pizzas)                                 | Gross Frontage 4.95 m (16' 4")<br>Net Frontage 4.68 m (15' 4")<br>Shop Depth 4.66 m (15' 3")   | 15 years from 25.09.2002<br>Rent review every 5th year<br>FR & I | £7,200 p.a.            | Holding Over              |
| Upper Floors over 136-140 Promenade and<br>Queen Square shops | VACANT  | First Floor 253.1 sq m (2,724 sq ft)<br>Consent for 1 x One Bedroom Flat and 2 x Two Bedroom Flats<br>Second Floor 249.6 sq m (2,687 sq ft)<br>Consent for 1 x One Bedroom Flat and 2 x Two Bedroom Flats                |  |                        |                           |

**Total £72,137 p.a.**