

Blackpool 16 Victoria Street Lancashire FY1 4RW

- **Well Located Freehold Shop Investment**
- Let to Ann Summers Ltd on a lease expiring in 2026 (1)
- Located in the principal pedestrianised retailing pitch in the town centre opposite an entrance to Hounds Hill Shopping Centre
- Situated in between Boots and Marks & Spencer
- Rent Review 2021
- Current Rent Reserved
£43,500 pa⁽²⁾

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 in a busy trading position on the pedestrianised Victoria Street, which together with Hounds Hill Shopping Centre provides the principal retailing pitch in the town centre.

Occupiers close by include Boots, Marks & Spencer, F Hinds, Prezzo, Starbucks, Vision Express, Topshop and Specsavers, amongst other national multiples.

Description

The property is arranged on ground and two upper floors to provide a ground floor shop with staff ancillary/storage accommodation on the upper floors. The first floor has in the past been used for additional sales accommodation.

The property provides the following accommodation and dimensions:

Gross Frontage	9.45 m	(31' 0")
Net Frontage	8.5 m	(27' 10")
Shop and Built Depth	17.35 m	(56' 11")
Ground Floor	113.2 sq m	(1,218 sq ft)
First Floor	99.8 sq m	(1,074 sq ft)
Second Floor	48.3 sq m	(520 sq ft)
Total	261.3 sq m	(2,812 sq ft)

NB. Floor areas sourced from www.voa.gov.uk

Tenancy

The entire property is at present let to ANN SUMMERS LIMITED for a term of 10 years from 9th June 2016 at a current rent of £43,500 per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants.

(1) The lease contains a tenant's break option in the 6th year.

(2) The tenant pays rent at the rate of £21,750 per annum for the first year of the term. The Vendor will top up the rent to £43,500 per annum from completion until 8th June 2017. See Special Conditions of Sale.

Tenant Information

No. of Branches: 150.

Website Address: www.annsummers.com

For the year ended 27th June 2015, Ann Summers Limited reported a turnover of £104.8m, a pre-tax profit of £1.025m, shareholders' funds and a net worth of £47.84m. (Source: Experian 20.01.2017.)

VAT

VAT is applicable to this lot.

Documents

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

Energy Performance Certificate

EPC Rating 77 Band D (Copy available on website).