



SITUATION

Occupying a prominent trading position in the heart of the town centre, running parallel with the Promenade and Seafront, close to the junction with Victoria Street and amongst such multiples as **Primark, Boots, H. Samuel, Poundland, Waterstones** and only 50 yards from the famous **Blackpool Tower**.

Blackpool is one of the country's most popular holiday resorts and conference centres located 17 miles west of Preston and 58 miles north-west of Manchester, enjoying easy access via the M55 to the M6 (Junction 32).

PROPERTY

A substantial terraced property comprising a **Ground Floor Triple Shop** with **Basement Sales Area, First Floor Sales Area plus Ancillary Storage/Staff Accommodation** at Second and Third Floor level.

There is a customer lift serving the basement to second floors and a wheelchair lift serving the basement to first floors.

VAT is applicable to this Lot

FREEHOLD

ACCOMMODATION¹

Ground Floor Triple Shop

Gross Frontage	60'3"
Internal Width	58'3"
Shop & Built Depth	71'2"
Sales Area	Approx. 3,015 sq ft
Basement Sales Area	Approx. 2,705 sq ft

First Floor

Sales Area	Approx. 2,955 sq ft
Ancillary Area	Approx. 173 sq ft

Second Floor Ancillary Area Approx. 3,571 sq ft

Third Floor Ancillary Area Approx. 985 sq ft

Total Area **Approx. 13,404 sq ft**

¹Not inspected by Barnett Ross. Areas supplied by Vendor.

TENANCY

The entire property is let on a full repairing and insuring lease (subject to a photographic schedule of condition) to **Essentials Retail Group Ltd as a Household Goods & Gifts Store (guaranteed by Worldwide Gifts Limited)** for a term of 5 years from 25th February 2022 at a current rent of **£30,000 per annum** exclusive **rising to £35,000 p.a. on 25th February 2023 and £40,000 p.a. on 25th February 2024.**

Tenant's Break 25th February 2025 on 6 months' notice. If the tenant does not operate the Break then they receive a 3 month rent free period.

Note: The lease is excluded from s.24-28 of the Landlord & Tenant Act 1954.

**£30,000 p.a. rising to
£35,000 p.a. in 2023 & £40,000 p.a. in 2024**

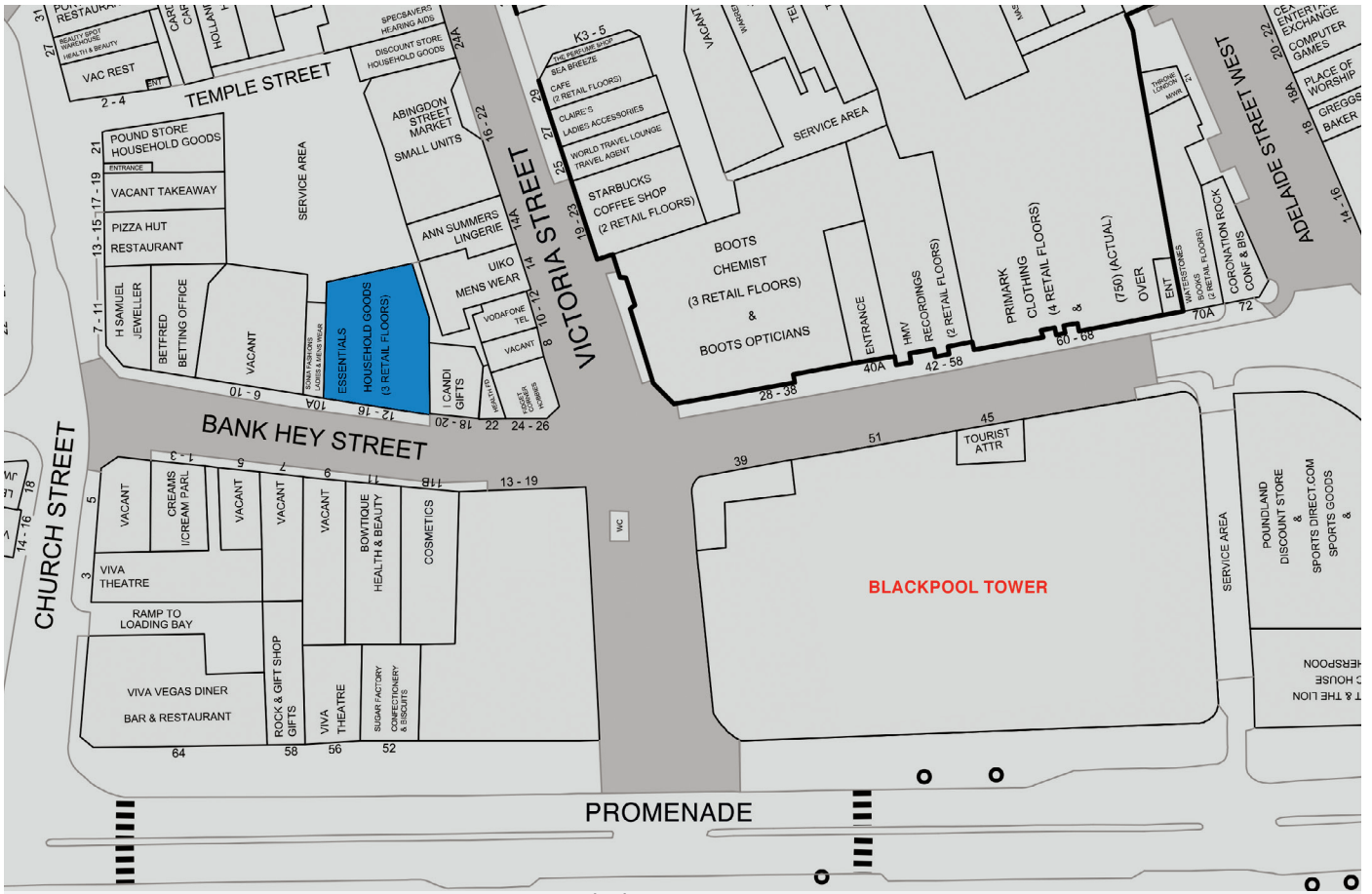
The Surveyors dealing with this property are
Jonathan Ross and Steven Grossman

Vendor's Solicitors

Russell Cooke LLP
Tel: 020 7440 4835 Ref: Edward Monkley
Email: edward.monkley@russell-cooke.co.uk

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 plus VAT upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**





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