



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 (excl. s.24-28 of L & T Act 1954) at a current rent of **£35,000 per annum (see Note)** exclusive **rising to £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 rent is currently £30,000 p.a. rising to £35,000 p.a. on 25th February 2023 therefore the Vendor will top up the rent shortfall on completion.

**£35,000 p.a. (see Note)
rising to £40,000 p.a. in 2024**

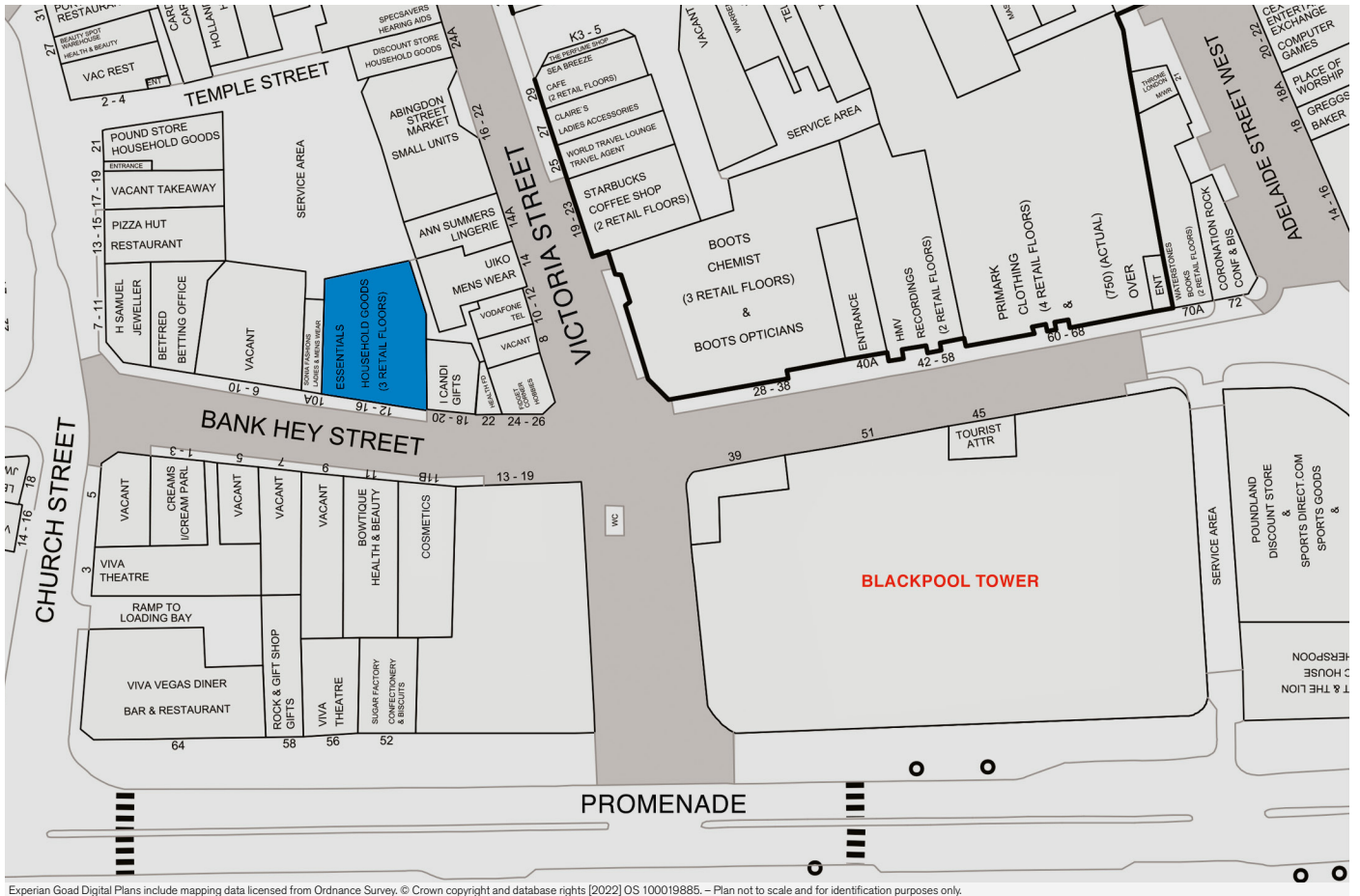
Vendor's Solicitors

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