



SITUATION

Located opposite the junction with Durley Road, adjacent to **Tesco Express** and **Best One**, close to **Lidl** and amongst a variety of independent traders all serving this densely populated residential area. 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 mid-terrace building comprising a **Ground Floor Shop** with separate rear access to a **Self-Contained Flat** on first and second floors and **2 Garages**.

VAT is NOT applicable to this Lot

FREEHOLD

TENANCIES & ACCOMMODATION¹

Property	Accommodation		Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage Area Approx. WCs	23'6" 1,254 sq ft ¹	William Hill Organization Limited (T/O for Y/E 27/12/2022 £510m, Pre-Tax Profit £5.1m and Shareholders' Funds £12.9m)	10 years from 10th August 2017 (in occupation for over 20 years)	£15,000	FRI
First & Second Floor Flat & 2 Garages	Not inspected		Individual	125 years from 26th July 2024	Peppercorn	FRI
					Total: £15,000	

¹Not inspected by Barnett Ross. Area taken from VOA.

£15,000 per annum

The Surveyors dealing with this property are
Steven Grossman and **Elliott Greene**

Vendor's Solicitors

Spencer West LLP
Tel: 020 7925 8080 Ref: Jaymini Ghelani
Email: jaymini.ghelani@spencer-west.com

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,500 plus VAT upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**



Interior View

