

# Sales Particulars

## COMMERCIAL INVESTMENT PROPERTY

1a, 1b/1c Charnley Road & 80 and 80a Coronation Street  
Blackpool

FY1 4QE



Commercial property **producing £38,300 p.a.**

Virtual freehold

Town centre location near to Debenhams

All RPI linked rent reviews other than locksmith

**Offers invited in the region of £250,000 equating to initial yield of 15.3%!!!**

### **Location**

Blackpool is a large resort town, 27 miles from Liverpool, 15 miles from Preston and 40 miles from Manchester and the M6 motorway is only 15 miles distant via the M55 motorway.

The property occupies a prominent position in the town centre of Blackpool, close to Debenhams, the prime shopping area and Blackpool Tower.

### **Description**

The property comprises a three storey corner building built of traditional brick walls and has a mansard style roof with slate surfaces.

The property is fully let with ground floor retail units and a 13 x bedroom hotel to the upper floors.

All rent reviews are to RPI or market rent whichever the higher, with the exception of 1b/1c Charnley Road.

### **Accommodation**

*1 Charnley Road* – 13 x bed hotel; 128.85 sq. m (1387 sq. ft).

*1a Charnley Road* – internet cafe; 16.20 sq. m (174 sq. ft).

*1b/1c Charnley Road* – locksmith; 68.33 sq. m (735 sq. ft) overall.

*80 Coronation Street* – computer game shop; 27.10 sq. m (292 sq. ft).

*80A Coronation Street* – sandwich shop; 46.70 sq. m (503 sq. ft) including basement.

Interested parties are recommended to take their own measurements upon inspection.

### **Tenure**

Virtual freehold – the property is held on a 999 year ground lease (less 10 days) from 1983.

### **Tenancies**

*1 Charnley Road* – let to Mr D Cuddy on a 10 year FRIL from 02.03.2018 at £20,800 p.a. due for review at 02.03.2021. Tenant break clause at 02.03.2023.

*1a Charnley Road* – let to Mr O Obanor on a 10 year FRIL from 10.01.2016 at £3,640 p.a. due for review on 10.01.2019.

*1b/1c Charnley Road* – let to P Schofield holding over on a 5 year IRIL from 20.04.2007 at a rent of £4,500 p.a.

*80 Coronation Street* – let to Mr D Cuddy on a 10 year FRIL from 10.01.2016 at a rent of £4,680 p.a. due for review at 10.01.2019.

*80a Coronation Street* – let to Mr V A Russ on a 10 year FRIL from 10.01.2016 at a rent of £4,680 p.a. due for review at 10.01.2019.

### **Price**

Offers are invited based on £250,000

### **VAT**

All prices are quoted exclusive of VAT where chargeable.

### **Viewing**

Strictly and only by prior arrangement through ourselves.

(Hotel internal)



(Hotel internal)



(Sandwich shop internal)



(Hotel internal)





