

lot 25

25/27 Church Street
Blackpool, Lancashire FY1 1HJ

Rent
£66,600
per annum
exclusive
with a Retail
unit to be
Let.

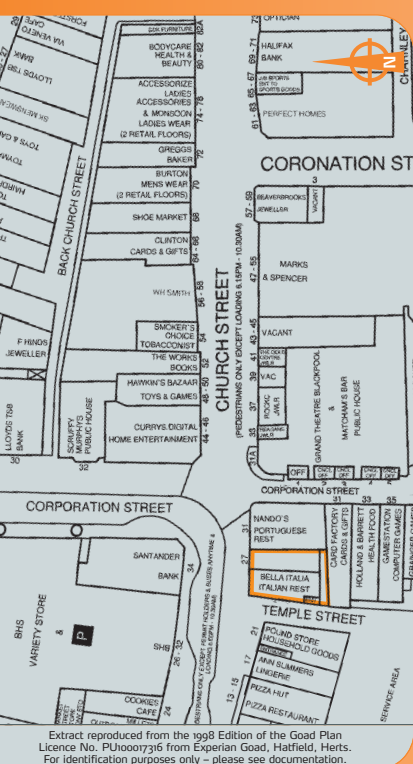
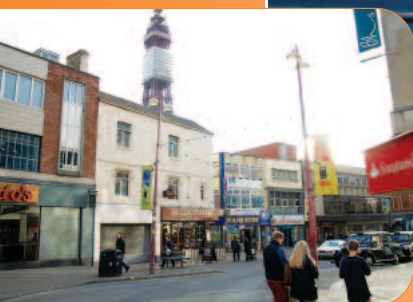
Freehold Restaurant Investment and
Retail Opportunity

- Majority Let to Bella Italia Restaurants Ltd until 2023
- Active Management Potential
- Principle Town Centre Retailing Pitch

- Approximately 100m from the world famous Winter Gardens Theatre, Blackpool Tower and Blackpool Pier
- Nearby occupiers include Santander, The Orange Shop, Carphone Warehouse and Lloyds TSB
- Six Week Completion Period Available



On behalf of a
Major Pension Fund



Location

Miles: 18 miles west of Preston
28 miles west of Blackburn
56 miles north of Liverpool

Roads: A583, A584, M6, M55

Rail: Blackpool North

Air: Blackpool International Airport, Liverpool John Lennon Airport, Manchester Airport

Situation

Blackpool, famous for the iconic Blackpool Tower, beach, pier and illuminations, benefits from some 11 million tourist visitors each year. The property is situated on a retail position on one of the town's principal retailing thoroughfares and is approximately 100m equidistant from Blackpool Tower and the Winter Gardens Theatre and Blackpool Pier.

Description

The property, a substantial traditional retail building comprises a self-contained retail unit on part of the ground floor, restaurant accommodation on the part ground and first floor and ancillary accommodation on the second and third floors. Nearby occupiers include Nando's, M&S, BHS, Santander, The Orange Shop, Carphone Warehouse and Lloyds TSB.

Tenure

Freehold.

VAT

VAT is not applicable to this lot

Tenancy and accommodation

Unit	Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
25	Ground	Restaurant	87.33 sq m (940 sq ft)	BELLA ITALIA RESTAURANTS LIMITED (1)	11 years from 18/01/2012 until 2023	£66,600	
	First	Restaurant	124.02 sq m (1,335 sq ft)				
	Second	Ancillary	76.64 sq m (825 sq ft)				
	Third	Storage	23.69 sq m (255 sq ft)				
27	Ground	Retail	80.36 sq m (865 sq ft)	VACANT POSSESSION		Nil	
Totals			392.04 sq m (4,220 sq ft)			£66,600	

(1) For the year ending 27th May 2012, Bella Italia Restaurants Limited reported a turnover of £68,078,000, pre-tax profits of £13,004,000 and a net worth of £69,187,000. (Source: www.riskdisk.com 22/02/2013) Bella Italia Restaurants Limited are a subsidiary of Tragus Group Limited, who operate from over 295 sites in the UK with their brands being Café Rouge, Strada, Bella Italia and the Brasseries.

For further details please contact:

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