



FUNNY GIRLS

5 Dickson Road, Blackpool, FY1 2AX

FREEHOLD: 3,500,000 | REF: 5652093

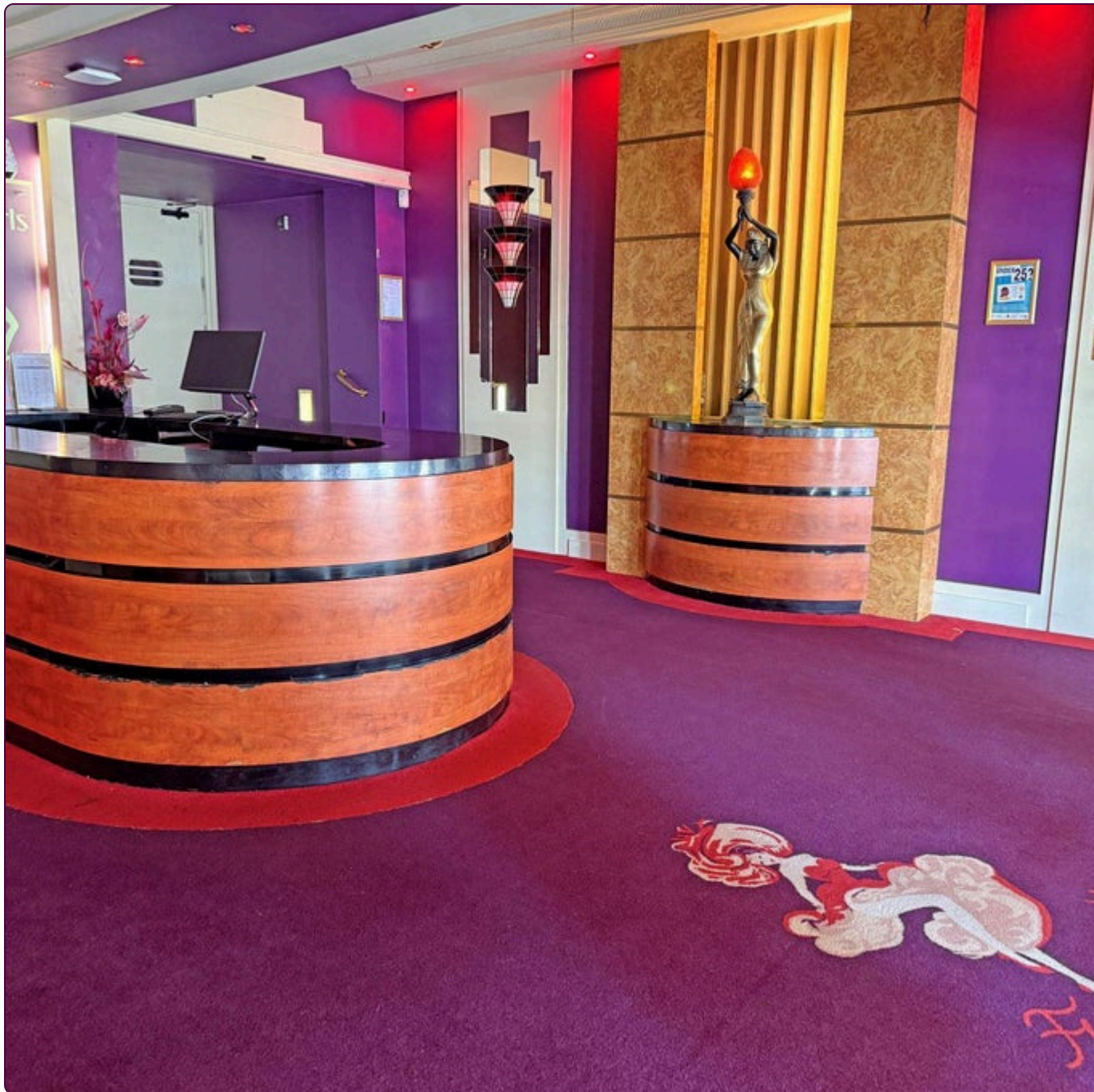
KEY HIGHLIGHTS

- Iconic burlesque cabaret venue & nightspot
- Grade II Listed former Odeon cinema
- Impressive showbar & auditorium (1,700)
- Like for like bookings up 16% YOY
- Annualised t/o May 2025: c. £1.8m - 85% GP
- Incorporating level 3 nightclub & Oscar's bar

LOCATION

Prominently located upon Dickson Road (A586) within the designated LGBTQ+ zone whilst being within walking distance of both the North Pier (0.3 mile), Blackpool Tower & Ballroom (0.5 mile), seafront, main licensed, leisure and retail circuit.





DESCRIPTION

Funny Girls occupies the site of the Grade II Listed former Odeon cinema, constructed in the Art Deco style in 1939.

The property itself occupies a site extending to some 0.22 hectares (0.53 acres), being of steel frame construction with brick clad walls.

The front elevation which extends up to some 5 floor levels is clad with light ceramic tiles to the upper levels, steps down to 3 storey height to the rear of the premises. The roof is surmounted by flat roof covering.

THE OPPORTUNITY

The Funny Girls brand was established by our client in 1994, and remains a highly regarded cabaret bar and late night venue having been featured in two Royal Variety Performances and holding number five spot in the top tourist attractions in Blackpool.

For further details on trading style and upcoming events, please see the business' dedicated website: [Funny Girls](https://www.funnygirls.co.uk)

INTERNAL DETAILS

Entrance reception with pay desk and cloakroom, double doors to;

Show bar and auditorium (1700 capacity), raised stage area fronted by a good sized Art Deco style wooden bar servery.

Ground floor stall seating area, raised VIP area with tables.

Stairs to the first floor level balcony seating incorporating Royal Box and VIP area.

Mezzanine level with additional seating and wooden bar servery.

Ground floor restaurant (120); two tiered dining restaurant with free-standing tables & chairs, good sized wooden bar servery to one wall.

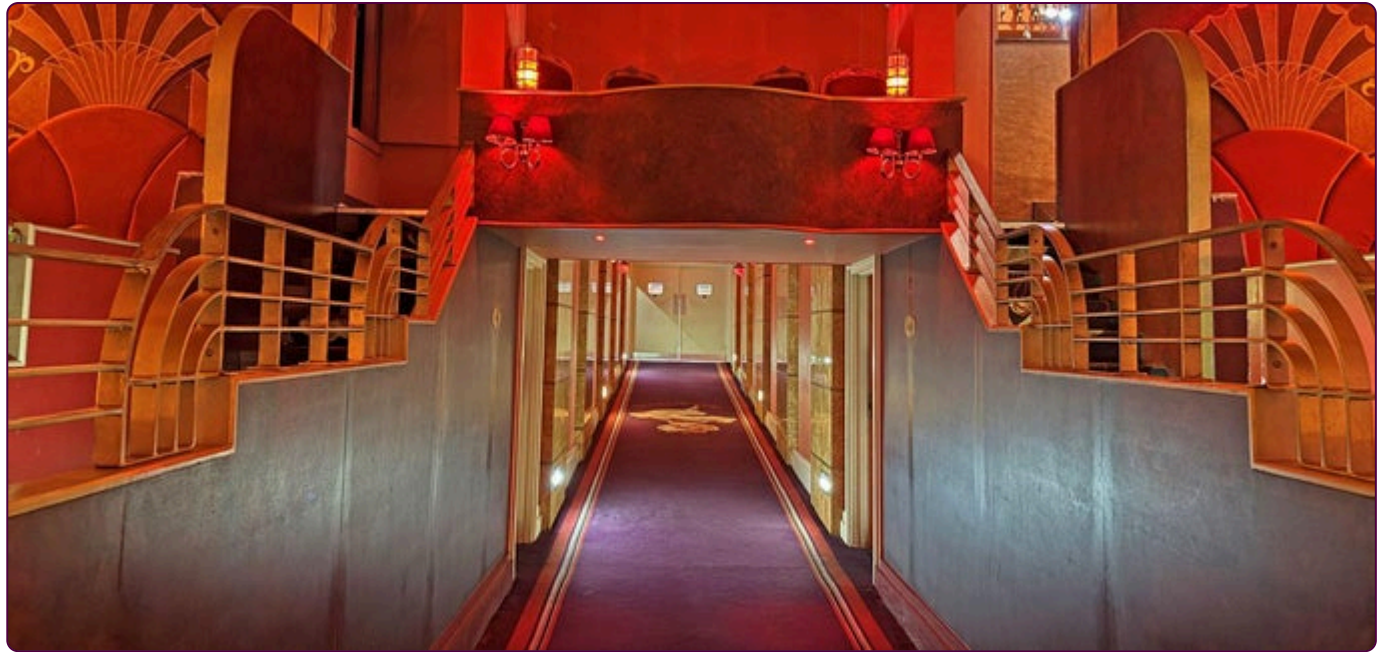
OTHER FLOORS

Level 3 Nightclub (c. 1,600sqm/ 17,200 sqft)

Purpose-built nightclub incorporated within the upper floors of the property, with dance floor, raised DJ booth, with mezzanine level incorporating large bar servery and customer lift.

Oscar's Bar (544 sqm/5,850 sqft)

Independent split-level show bar with wooden bar servery to one wall, fixed perimeter booth seating, and stage area.





ANCILLARY AREAS

Comprehensively equipped trade kitchen with walk-in fridge freezers, food preparation area, ladies, gents, and accessible wc's.

Back stage area includes prop stores, dressing room, and additional storage. First floor manager's office.

STAFF

The business operates with 60 members of staff, the majority of the cabaret performers being self-employed, with the remaining 30 members of staff being employed by Funny Girls.

TRADING INFORMATION

Annualised trading information from April 2024 to May 2025 show total sales of £1,821,300 split as:

Door sales: £781,158 (43%)

Bar sales: £851,993 (47%)

Food & retail: £188,130 (10%)

Management accounts show the business produces a gross profit margin of some 85%.

TRADING HOURS

Licensing hours:

Funny Girls

Monday to Sunday: 11am - 3am

Level 3 Nightclub

Sunday to Friday: 10.30am - 5am

Saturday: 10.30am - 6am

Oscar's Bar

Saturday: 11am - 5am

Sunday: 11am - 3am

TENURE

Freehold property incorporating two free of tie leaseholds;

Level 3 Nightclub - tba

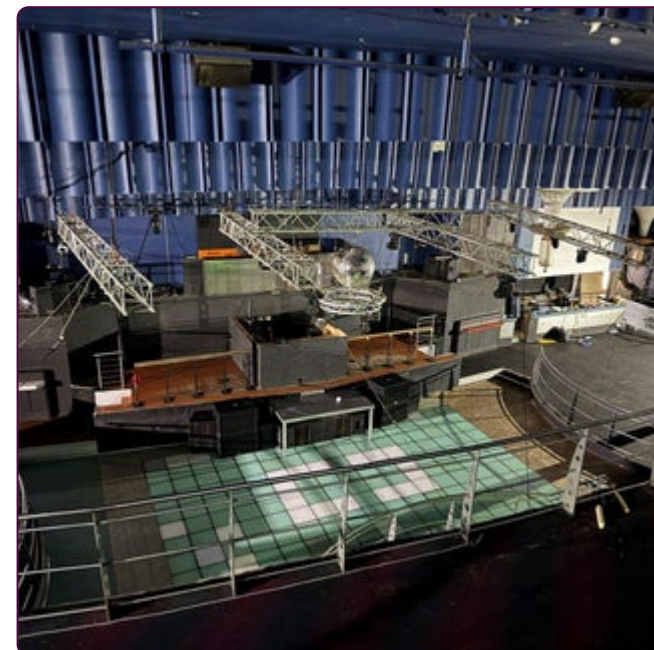
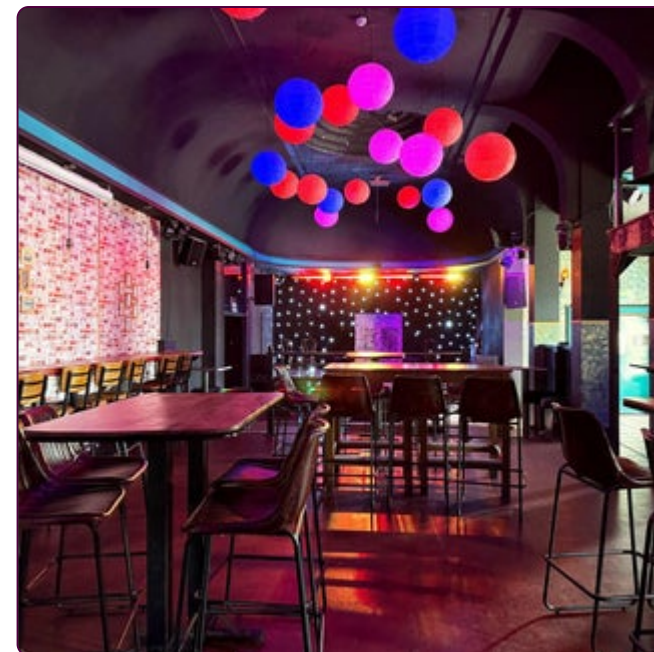
Oscar's Bar - tba

BUSINESS RATES

The Rateable Value is £74,500 with effect from April 2023.
Confirmation of actual business rates payable should be obtained from the local authority.

REGULATORY

Premises licence.



DEBT & INSURANCE ADVISORY

FINANCE

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CONTACT

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CONTACT

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:



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