FUNNY GIRLS

5 Dickson Road, Blackpool, FY1 2AX

FREEHOLD: 3,500,000 | REF: 5652093

CHRISTIE & CO

Regulated by RICS

christie.com

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**

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.

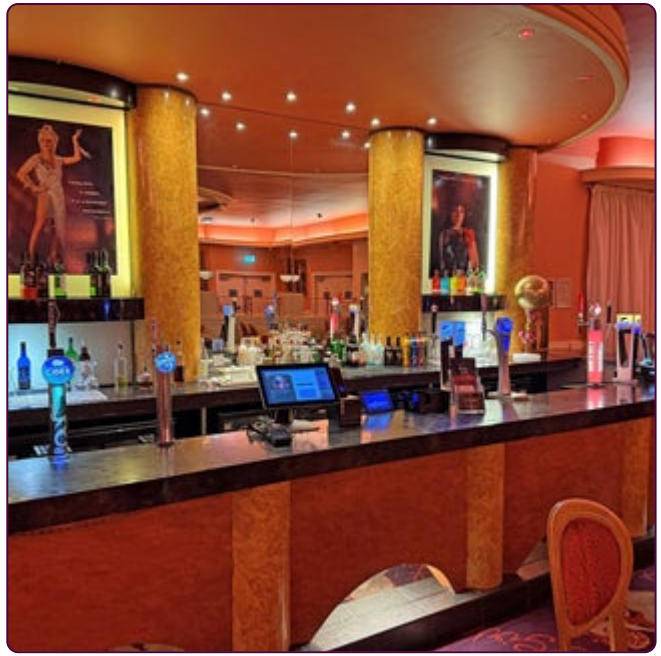
Mezzanine level with additional seating and wooden bar servery.

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

Christie Finance has over 40 years' experience specialising in sourcing commercial finance. We can offer support throughout the whole buying process, working tirelessly on your behalf to deliver effective funding solutions on a timely basis. We can offer both secured and unsecured lending solutions to suit potential buyer requirements.

CONTACT

T: 0344 412 4944

E: enquiries@christiefinance.com

RCC Business Mortgages plc, trading as Christie Finance, is authorised and regulated by the Financial Conduct Authority. Our Firm Reference number is 709982. Not all types of business we undertake is authorised and regulated by the Financial Conduct Authority. Christie Finance operate as an intermediary and are not a principal lender.

CHRISTIE FINANCE
Part of the Christie Group

INSURANCE

Christie Insurance has over 40 years' experience in advising and arranging insurance, including Life and Employee Benefits. We have a clear sector focus. We use our sector knowledge, skill and persistence to place your insurance requirement quickly and efficiently. When it comes to claims, we are tenacious on our client's behalf.

CONTACT

T: 01908 920 570

E: enquiries@christieinsurance.com

Christie Insurance is a trading name of RCC Insurance Brokers plc. Registered in England No. 0083266. Registered Address: Whitefriars House, 6 Carmelite Street, London, EC4Y 0BS,. Authorised and regulated by the Financial Conduct Authority. FCA No. 980433.

CHRISTIE INSURANCE
Part of the Christie Group

CONDITIONS OF SALE

These particulars are a general guide to the property and are not to be relied on as statements or representations of fact. Purchasers should instruct professional advisers and rely on their own searches, enquiries and inspections regarding the property and any associated business. Neither Christie & Co nor any employee is authorised to give any representation or warranty regarding the property. Christie & Co for itself and for its client gives notice that: (a) these particulars are made without responsibility on the part of Christie & Co or the client and do not constitute any part of an offer or contract; (b) Christie & Co has not conducted a detailed survey or tested services, appliances or fittings; and (c) any dimensions, floor plans and photographs provided are for indicative purposes only.

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

CONTACT

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

JAMES DODD
Business Agent - Pubs and Restaurants
T: +44 7561 114 985
E: james.dodd@christie.com

KEITH STRINGER
Director - Pubs & Restaurants
T: +44 7764 241 307
E: keith.stringer@christie.com

CHRISTIE & CO