


# LANDMARK LEISURE INVESTMENT OPPORTUNITY

5 Dickson Road, Blackpool, FY1 2AX

**FREEHOLD: £2,500,000 | REF: 5652134**

CHRISTIE & CO

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## KEY HIGHLIGHTS

- New 20-year lease - £180,000 per annum
- Five-yearly upward-only rent reviews
- Experienced multi-site operator
- Prominent 0.53-acre site
- Grade II Listed landmark property
- Funding may be available

## LOCATION

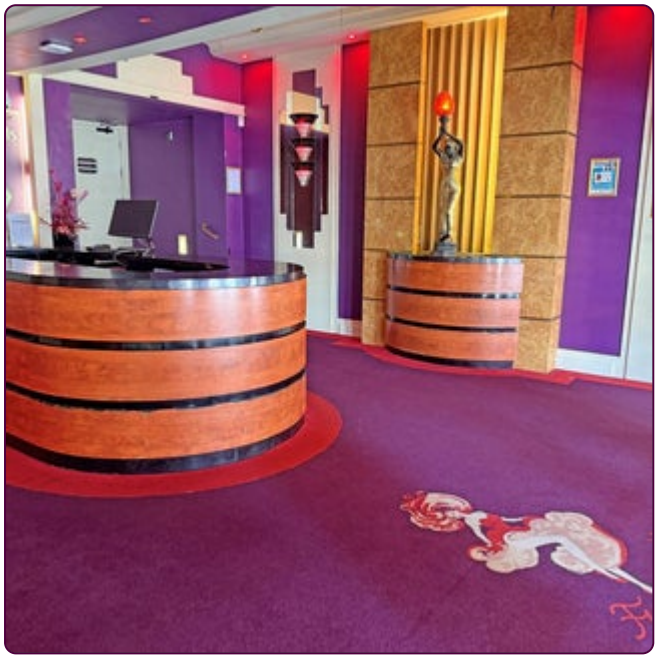
Prominently located upon Dickson Road (A586) within the designated LGBTQ+ zone whilst being within walking distance of both the North Pier (0.3 mile), Blackpool Tower & Ballroom (0.5 mile), seafront, main licensed, leisure and retail circuit.

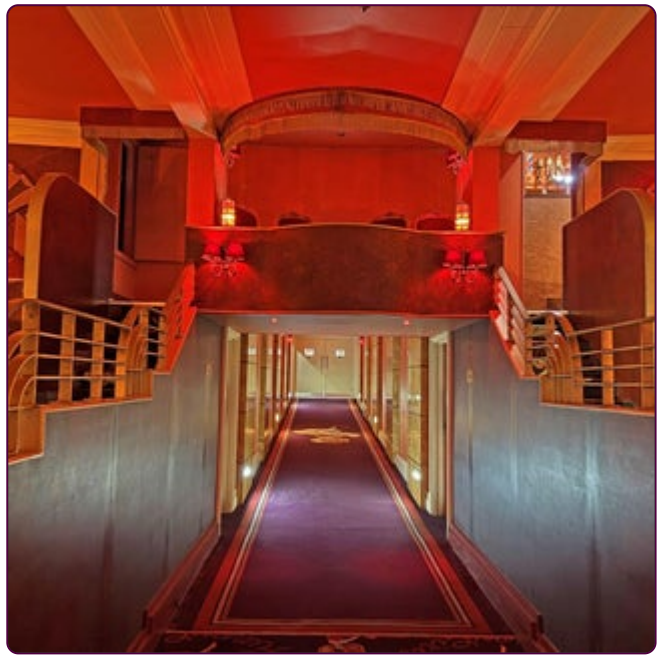


## DESCRIPTION

The property comprises a substantial multi-storey leisure and entertainment building arranged across basement, ground, first, second, third and fourth floor levels. The accommodation extends to approximately 22,000 sq ft (2,044 sq m) overall and provides extensive floor space suitable for a variety of leisure, hospitality and entertainment uses. The building benefits from accommodation at all levels together with ancillary storage, servicing and staff facilities, creating a significant town centre asset of considerable scale.







## THE OPPORTUNITY

A rare opportunity to acquire a landmark Blackpool leisure investment let on a new 20-year lease to an experienced operator. The property provides a secure income stream with rental growth to £180,000 per annum and five-yearly rent reviews. Funny Girls is one of Blackpool's most established and recognisable entertainment venues, benefiting from strong trading performance and a national profile. Funding may be available to suitable purchasers.



## TENANCY

Held on a 20-year lease from 28 August 2026 to 27 August 2046, with no break options, providing long-term income security. The rent rises to £180,000 per annum plus VAT from May 2027 and is subject to five-yearly upward-only open market rent reviews, with the first review capped at a 2% increase. The lease benefits from security of tenure under the Landlord & Tenant Act 1954 and is held on internal repairing and insuring terms.












## TRADING HOURS

Licensing hours:
Funny Girls
Monday to Sunday: 11.00am - 3.00am

Level 3 Nightclub
Sunday to Friday: 10.30am - 5.00am
Saturday: 10.30am - 6.00am

Oscar's Bar
Saturday: 11.00am - 5.00am
Sunday: 11.00am - 3.00am

## REGULATORY

Premises Licence

## TENURE

EPC Rating - C
Listing - Grade II
Net Initial Yield - 7.20%
Planning Use - Sui Generis
No option to tax

## INVESTMENT SUMMARY

The property is let on a new 20-year internal repairing and insuring lease with a headline rent of £180,000 per annum. The rent is subject to five-yearly upward-only rent reviews, with the first review capped at a 2% increase. Additional security is provided through a Rent Deposit Deed which will build to £90,000 through monthly contributions and benefits from a fixed charge over the deposited funds. The investment offers purchasers the opportunity to acquire a landmark leisure asset with a long unexpired lease term and contracted rental growth. Funding may be available to suitable purchasers through specialist commercial lenders, with Christie Finance available to assist in sourcing funding solutions.












## COVENANT INFORMATION

The property is let to experienced multi-site operators with a successful track record of acquiring and growing hospitality businesses. Since taking occupation, the tenants have increased trade at the property, demonstrating their operational capability and commitment to the venue.







# 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

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## 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

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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:



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