

FOR LEASE FIRST & SECOND FLOORS

HIGHLY VISIBLE, PRIME TOWN CENTRE LOCATION, ALSO FRONTING ONTO THE PROMENADE WITH A WEALTH OF PASSING TRADE

66-74 PROMENADE (WITH ACCESS VIA CHURCH STREET),
BLACKPOOL,
FY1 1HH
(FRONTS ONTO THE PROMENADE)

- FIRST & SECOND FLOOR PREMISES
- GROUND FLOOR EXCLUSIVE ENTRANCE
- PROMINENT SIGNAGE / BRANDING OPPORTUNITY
- CORNER POSITION ON THE PROMENADE & BLACKPOOL'S HIGH STREET
- CLOSE TO BLACKPOOL TOWER, TOWER FESTIVAL HEADLAND, FRONTS ONTO ILLUMINATIONS
- WEALTH OF PASSING PEDESTRIAN & VEHICLE TRADE
- WOULD SUIT A VARIETY OF USES – LEISURE, FOOD & BEVERAGE, SCHOOLS / CLUBS ETC–ALL CONSIDERED
- TOTAL AREA: APPROX. 12,000 SQ FT (GROSS)

YEAR 1 RENT INCENTIVE: £40,000PA*



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PROMENADE / CHURCH STREET, B'POOL

LOCATION

This first and second floor premises occupies a prime, central and prominently located position for its occupier to benefit from a wealth of passing pedestrian and vehicle trade. The corner location of this building provides a highly visible position fronting onto the Promenade and the town's high street (Church Street).

This is arguably the most prime trading location in the town and is visible to the millions of passers-by each year.

The premises is next door to Revolution, opposite The Beach House and backs onto the town centre which boasts a wealth of shopping facilities, Houndshill Shopping Centre, pubs/nightclubs/restaurants, Winter Gardens entertainment/conference centre and parking facilities. The Sandcastle Complex and Pleasure Beach are also accessed off South Promenade.

Main tourist attractions include Blackpool Tower, Madame Tussauds, Blackpool Illuminations, the Golden Mile, Festival Headland and North Pier which are all within close proximity to the subject building.

Blackpool is located approximately 50 miles (80 kilometres) north west of Manchester, 48 miles (77 kilometres) north of Liverpool and 18 miles (28 kilometres) west of Preston.

Blackpool benefits from good road links with the M55 motorway connecting the town with the M6 and motorway network beyond. Blackpool North Train Station provides good rail connections to the town centre. Blackpool International Airport is located on Squires Gate Lane at the south end of the Promenade.

Blackpool continues to benefit from significant holiday / visitor numbers with stay periods varying from day visits, weekend stays and long stays.

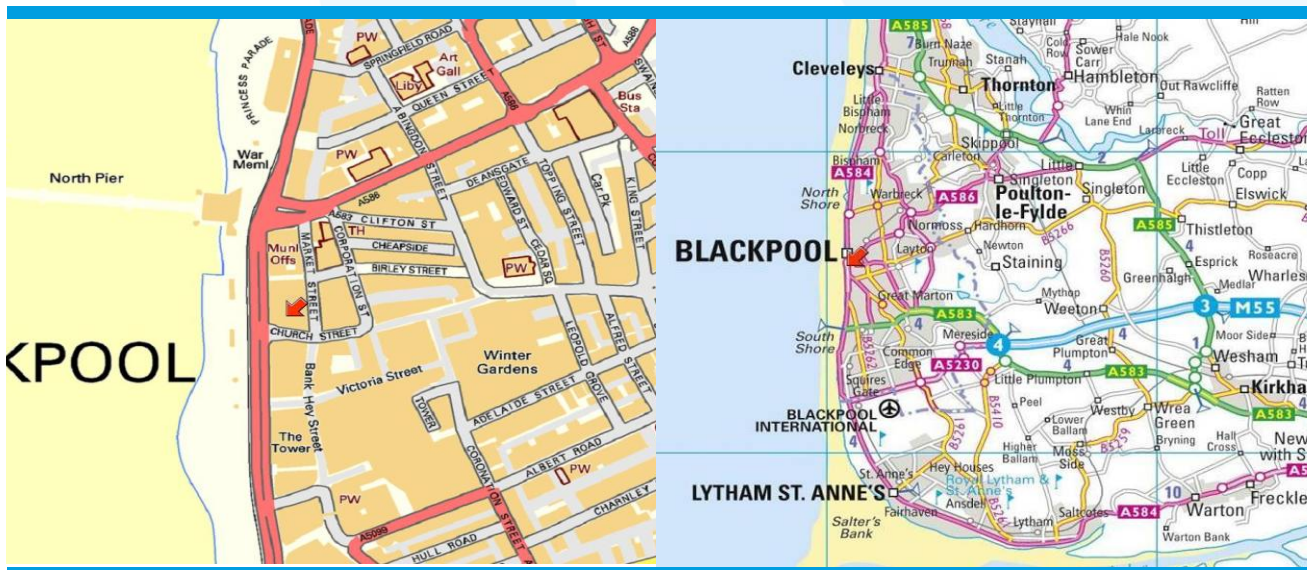
DESCRIPTION

This is a prime trading opportunity to lease a first and second floor premises, that would suit a variety of businesses and uses, subject to planning and landlord consent:

- Exclusive ground floor entrance off Church Street, leading to the internal staircase and pre-formed lift shaft that can accept a new passenger lift.
- Prominent signage and branding opportunities.
- Open plan floor plates / layouts, providing flexibility for a variety of uses.
- Good extraction / ventilation options to roof top level without onerous filtration requirements (further details to be clarified).
- Existing mains services
- Opportunity to extend onto the roof top terrace area (subject to contract & planning).
- Immediate and close proximity to Blackpool Illuminations, fireworks displays, air shows and other major events.
- Excellent visibility of and close proximity to the above attractions will enable peak trading opportunities.
- The premises boast an abundance of natural light from two elevations, that front onto the high street and Promenade.
- *Year 1 rent incentive of £40,000, to be negotiated Year 2 onwards

The first and second floor premises are within a larger four storey building. The space is presently occupied by a theatre and dance school. It provides for mainly open plan space and offer versatility and flexibility.

PAPAS Fish & Chips restaurant has recently leased the ground floor premises, with the Lower Ground Floor occupied by a Lazer Quest operator. As mentioned the first and second floors are presently occupied by Phil Winston's Theatreworks College & Agency.



PROMENADE / CHURCH STREET, B'POOL

DIRECTIONS

The Promenade (A584) can be accessed via main arterial routes to include Talbot Road (which leads down from Blackpool's main Train Station and the newly constructed Talbot Gateway development), New Bonny Street / Central Drive, Waterloo Road (A5073) and Squires Gate Lane (A5230).

On accessing the Promenade proceed towards Blackpool Tower. The subject building can be found just North of Blackpool Tower, fronting onto the Promenade and on the corner of Church Street (Blackpool's main high street).

LOCATION PLAN

The brochure provides a location plan which is for guidance only, other occupiers may vary or have changed, all interested parties are required to make their own investigations into the boundaries of the site.

LAYOUT PLAN(S)

Included within the brochure:

- Ground Floor Layout: illustrates the exclusive entrance, via a front door entrance off Church Street. Leading to the internal staircase and pre-formed lift shaft that can accept a new passenger lift.
- First Floor and Second Layout plans can be viewed to the back page of the brochure.
- Plans also available in DWG format.

VAT

The prices quoted are subject to VAT at the prevailing rate.

BUSINESS RATES

To be confirmed.

ACCOMMODATION

66 / 74 Promenade, Blackpool, FY1 1HB

First & Second floors

First Floor NIA: approx. 6,000 sq ft

Second Floor NIA: approx. 6,000 sq ft

Total combined Area: approx. 12,000 sq ft

(All measurements are approximate).

AGENT CONTACT

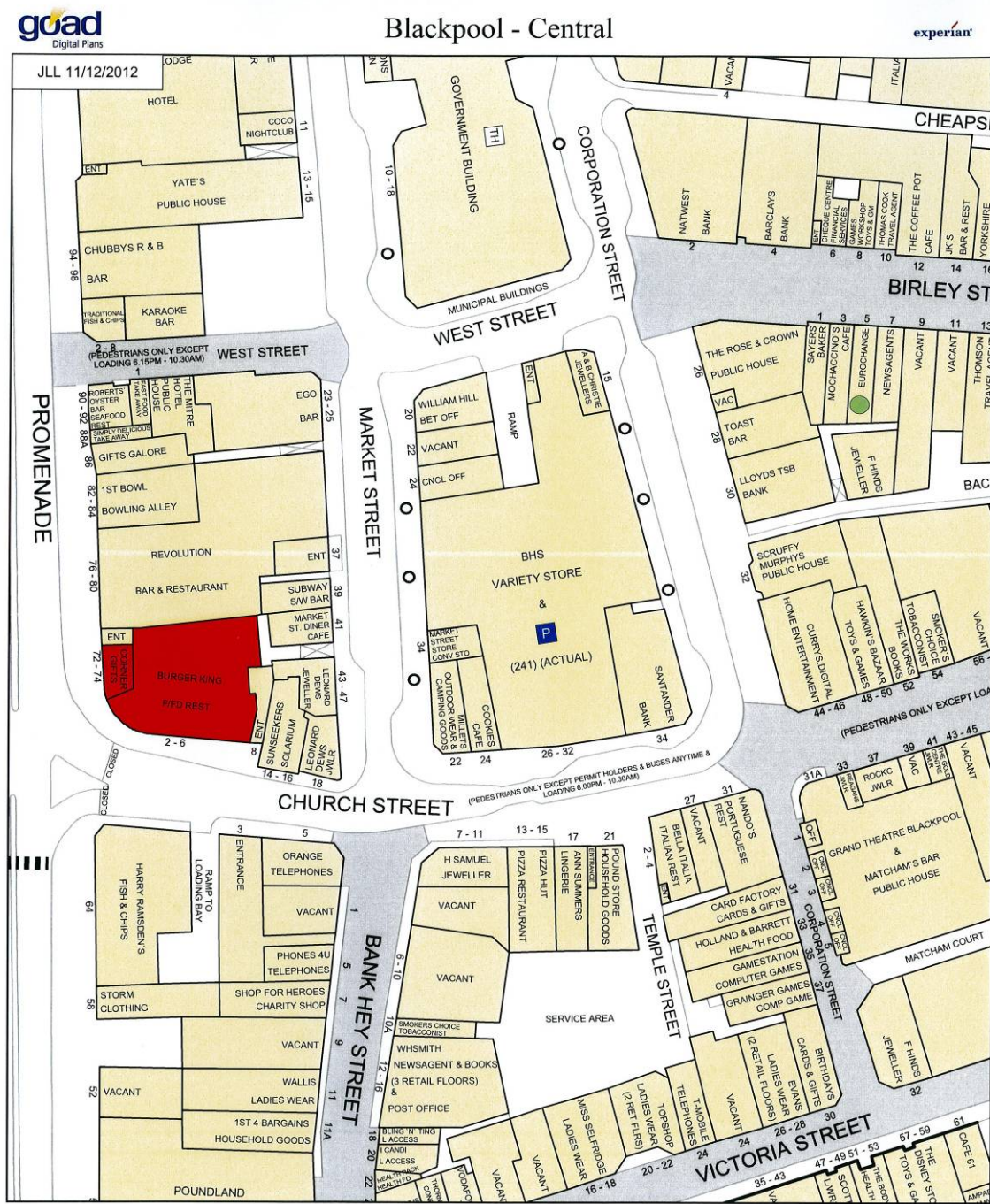
If you require any further information or wish to arrange a viewing, please contact:

Adam Taylor

01253 316 919 Option 1

Email: adam@duxburyscommercial.co.uk

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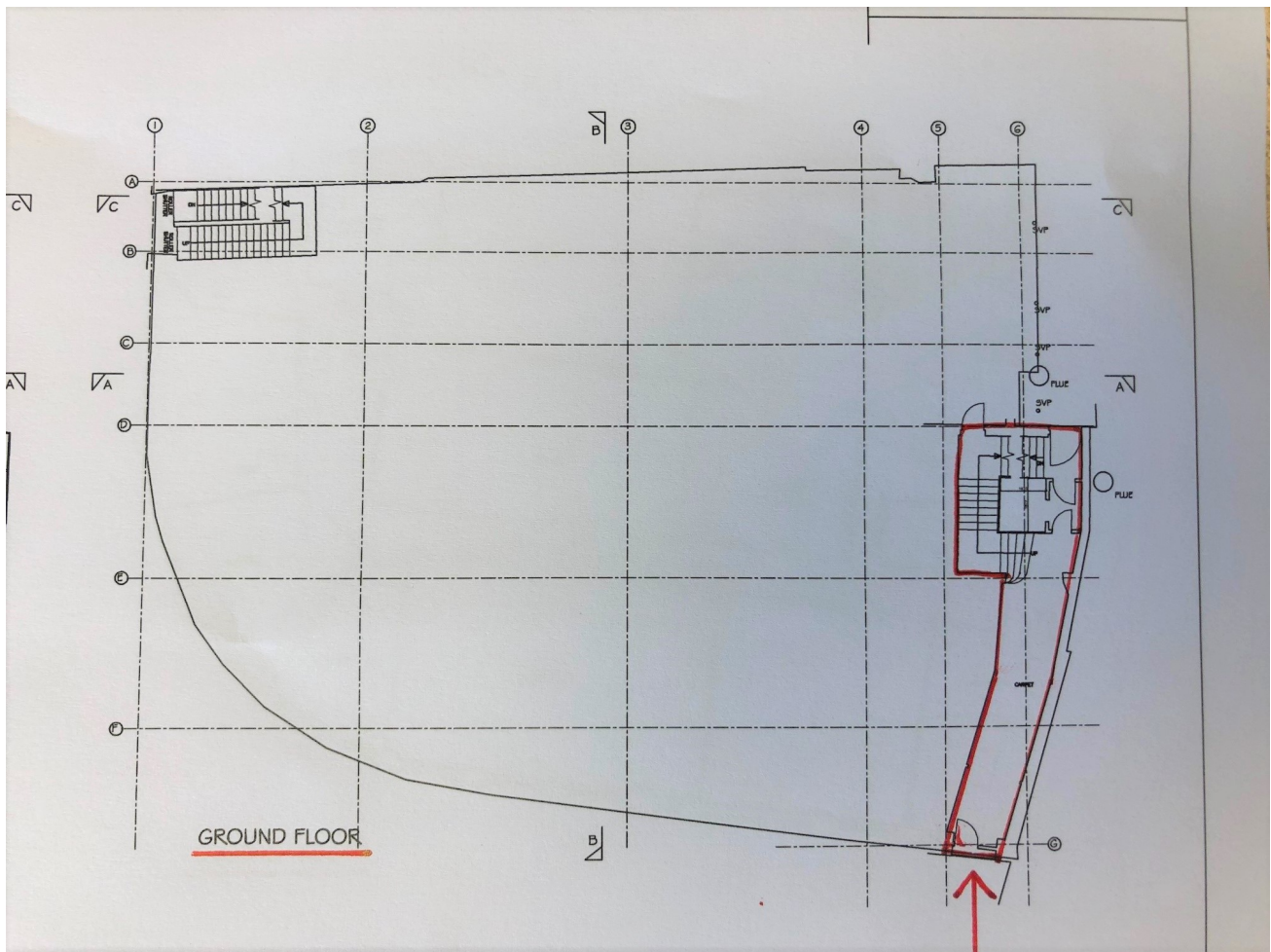


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Misrepresentation Act 1967: Duxburys Commercial, as agents for the vendor or, as the case may be, lessor (the "Vendor") and for themselves, give notice that:

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- Note: Duxburys Commercial has not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air or water contamination. The purchaser is responsible in making his own enquiries in this regard.



Ground Floor Layout: illustrates the exclusive entrance, via a front door entrance off Church Street. Leading to the internal staircase and pre-formed lift shaft that can accept a new passenger lift.

First Floor and Second Layout: can be viewed to the back page of the brochure.

Copies of plans are available on request. Also available in DWG format.



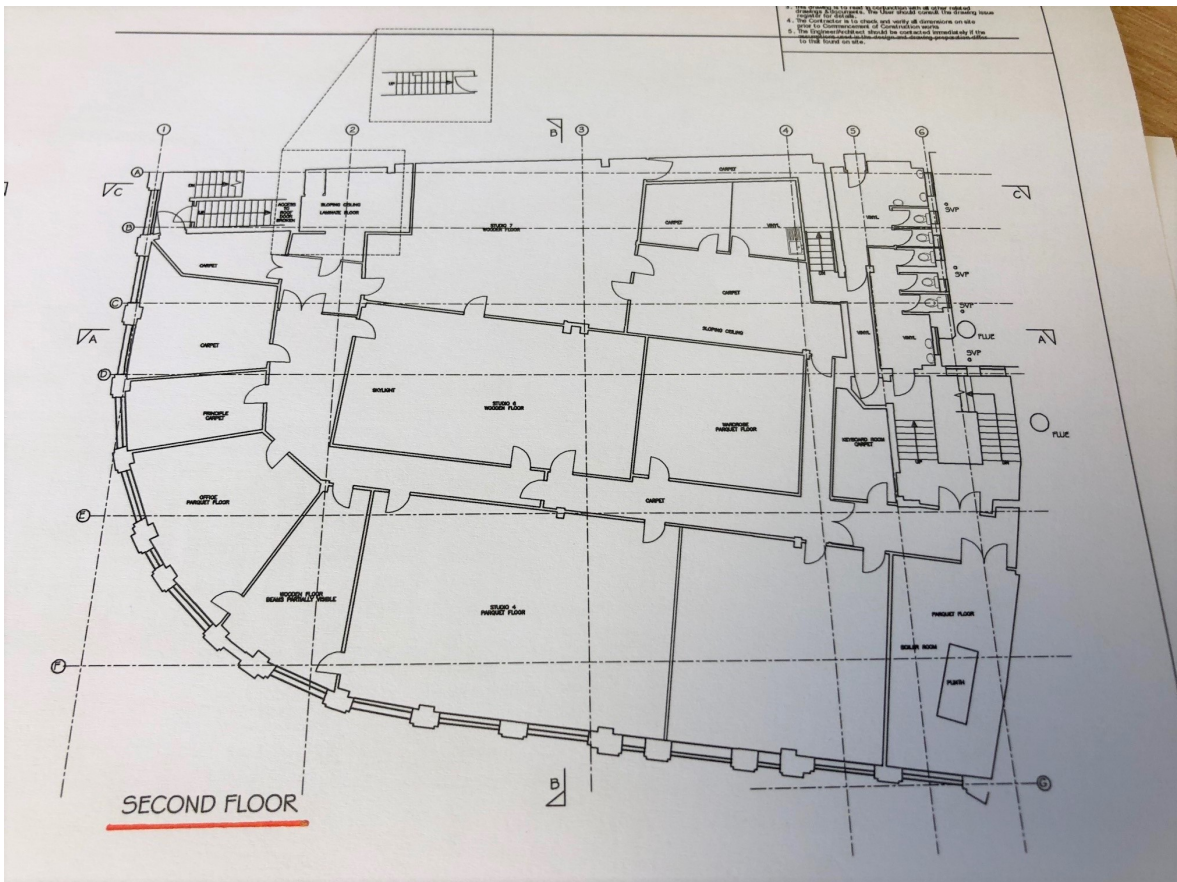
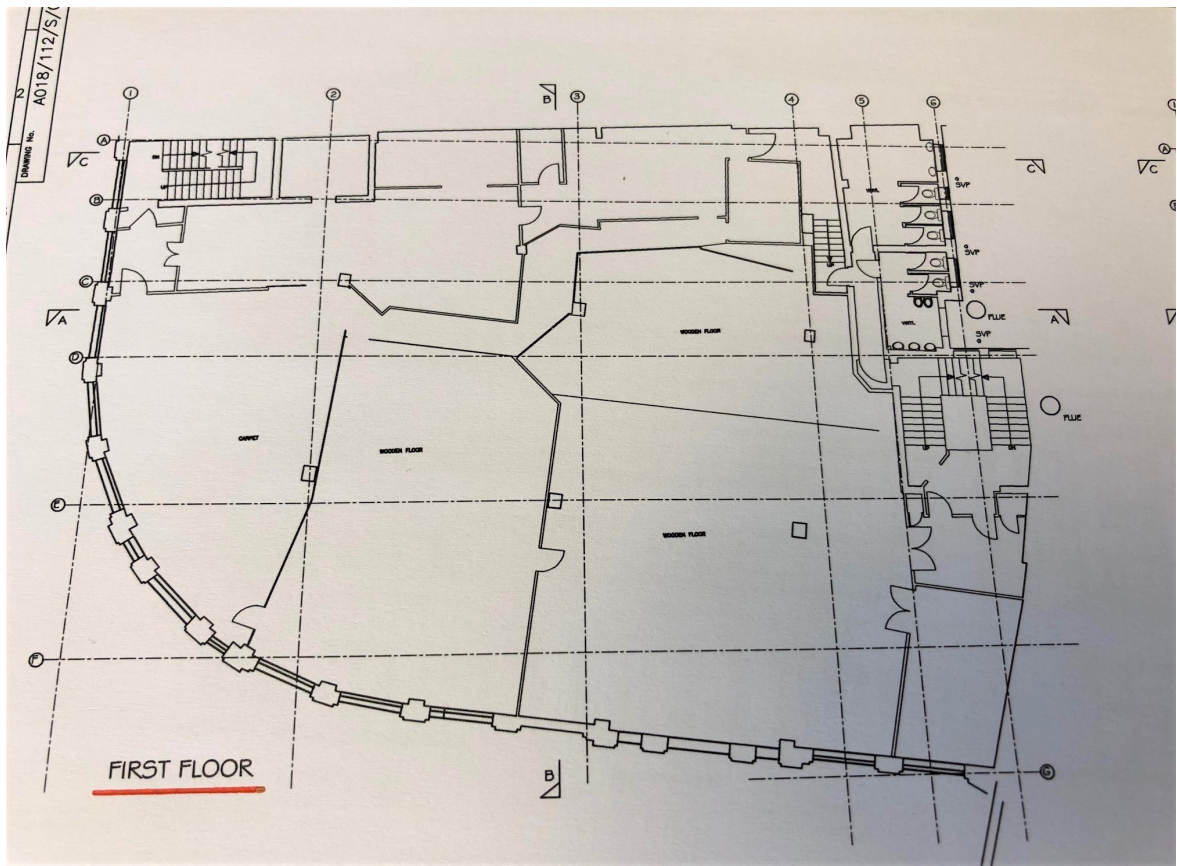
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