



ALLIANCE

TO LET

Unit A, Jubilee Leisure Park

North Promenade,
Thornton-Cleveleys, FY5 1DB

Modern self-contained unit - 3,600sq. ft.
All uses considered
Suitable for Drive-Thru / Drive-By use STP



A Prime Leisure/Retail Opportunity with multiple potential uses

The available unit sits within the Jubilee Leisure Park complex, in an outstanding position on the promenade. The property is adjacent to JD Gyms and Vue Cinema, with the promenade location affording it views of the beach, whilst being only 1/4 mile from the town centre. Residential properties are to the rear, with a park to the side.

Previously operating as a Pizza Hut restaurant, the unit lends itself to splitting or expansion opportunities, including redevelopment to

incorporate a drive-thru STP, providing a very prominent unit to cater for the passing footfall.

Jubilee Leisure Park was developed in 2006 and is a modern, purpose built development immediately to the north of the town centre and directly adjacent to Jubilee Gardens, which provides a children's play area, state-of-the-art skatepark and a hard court for ball games.

- 3,600 sq. ft.
- Prominent position with high levels of passing traffic
- Large commercial kitchen & WC facilities
- On-site car parking for 254 vehicles
- Flexible terms available

Potential Uses



Location

Cleveleys is an attractive and affluent coastal resort town located in the county of Lancashire, approximately 6 km (4 miles) north of Blackpool; 25 km (16 miles) south west of Lancaster and 68 km (43 miles) north west of Manchester. The town serves an urban area population of approximately 30,000, increasing to over 239,000 within 10 km (6 miles) and 359,000 within 20 km (12.5 miles).

Cleveleys benefits from excellent transport links, with the A584 providing a direct route to Blackpool to the south and the A585 providing a direct link to Junction 3 of the M55 motorway approximately 12 km (8 miles) to the south east. In addition, Cleveleys tram stop is located on the Blackpool Tramway and provides a regular, direct service to Blackpool to the south and Fleetwood to the north.

By Car

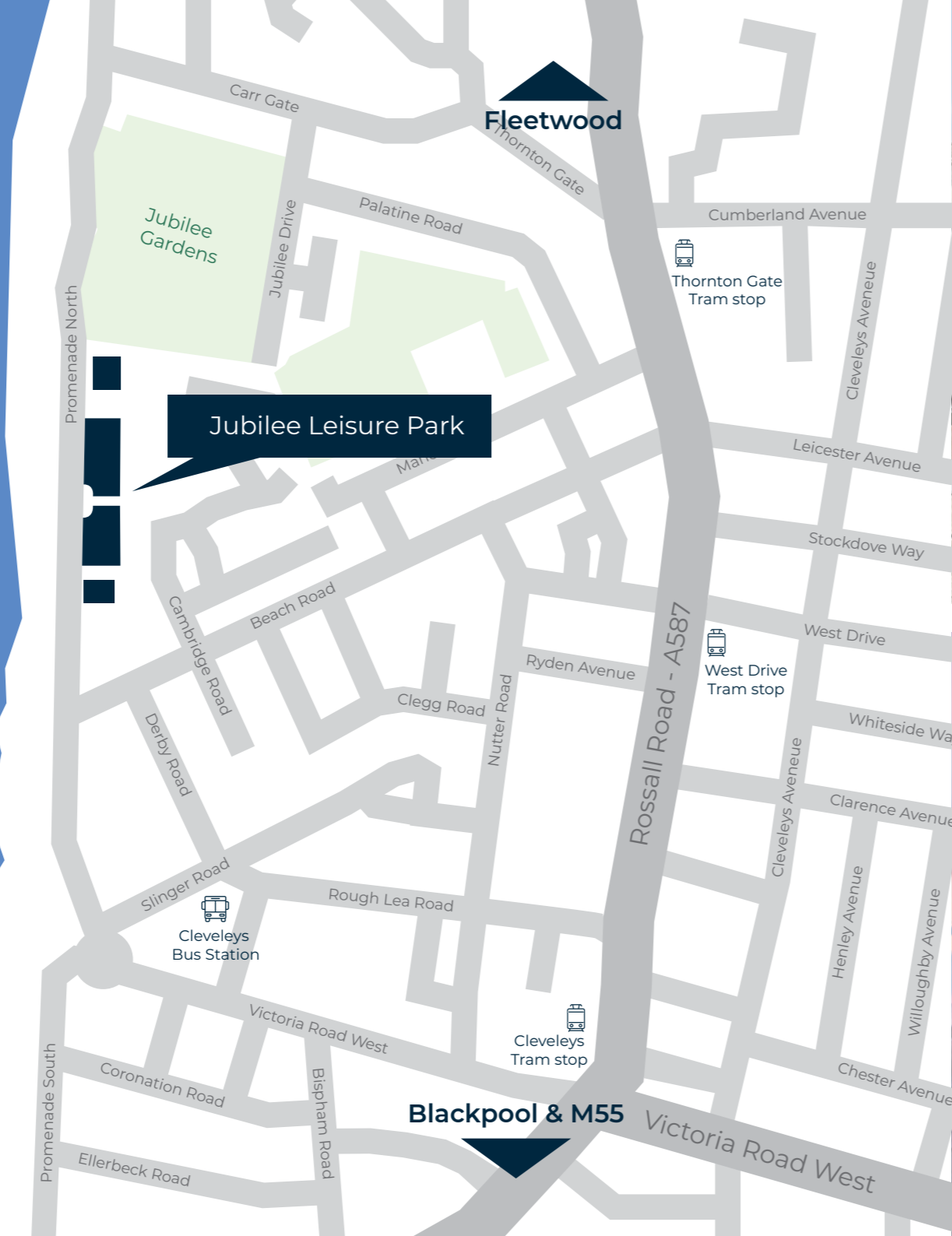
Blackpool	13 min
Preston	30min
Lancaster	40 min
Manchester city centre	1 hr

Trams

Blackpool Tram	30 min journey
Fleetwood Tram	15 min journey

Jubilee Leisure Park, Cleveleys, Fylde Coast

IRISH SEA



Surrounding Area

Cleveleys is a family friendly seaside town and the area surrounding the leisure park is popular with both tourists and local residents, providing consistent levels of footfall to the vicinity year-round.

Located directly opposite the unit, Cleveleys seafront is just over a mile long from end to end, extending from the boundary with Blackpool at Kingsway in the south (near Anchorsholme Park) to Rossall School in the north.

Along the seafront there are two different areas of the beach, with stepped sea defences adjacent to the town centre, and further north the more natural shingle of Rossall Beach.

The boundary with Blackpool is also where the popular Mythic Coast artwork trail begins, with the Shipwreck Memorial and Mary's Shell attractions located just minutes from the available unit.

Nearby

JD Gym	1 min
Vue Cinema	1 min
Public Art: Mary's Shell	2 min
Cleveleys Town Centre	2 min
Jubilee Gardens	5 min

Jubilee Leisure Park, Cleveleys, Fylde Coast

Rent

Upon application.

Terms

The property is available by way of a new full repairing and insuring lease for a term of years to be agreed.

Business Rates

Rateable value £34,750

Service Charge

The tenant will be responsible for the payment of a service charge which will relate to the maintenance and upkeep of the common parts.

EPC

Available upon request.

Viewing



Adam Taylor

T: 01253 316 919

E: adam@duxburyscommercial.co.uk



Joe Asselone

T: 07836 208 799

E: joe@pinkus.co.uk



Constantine Thanopoulos

T: 07384 817109

E: cvt@propertyalliancegroup.com

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