

FOR SALE

PRIME TOWN CENTRE DEVELOPMENT SITE

FORMER ROYAL MAIL COMPLEX
(BUILDINGS AND SITE)
ABINGDON STREET / EDWARD STREET
BLACKPOOL
LANCASHIRE
FY1 1BB

- BLACKPOOL TOWN CENTRE LANDMARK BUILDING
 - FRONTS ONTO ABINGDON STREET AND EDWARD STREET WITH INTERNAL COURTYARD CAR PARKING
 - CLOSE PROXIMITY TO MAJOR TOURIST ATTRACTIONS
 - FALLS IN THE RETAIL / RESTAURANT / CAFE ZONE
 - PARTLY GRADE II LISTED & IN THE TALBOT SQUARE CONSERVATION AREA
 - PLANNING PERMISSION TO CONVERT INTO 140 + BEDROOM HOTEL WITH RETAIL UNITS & CAR PARKING
 - WOULD SUIT A VARIETY OF ALTERNATIVE USES ALSO, SUBJECT TO PLANNING CONSENT
- SEARCH PLANNING REF'S 17/0504 & 17/0503

PRICE: OFFERS IN EXCESS OF £2,250,000.00



Unit 8, Metropolitan Business Park, Blackpool, Lancashire, FY3 9LT
t: 01253 316919 e: enquiries@duxburyscommercial.co.uk
f: 01253 765260 w: www.duxburyscommercial.co.uk

BLACKPOOL TOWN CENTRE

LOCATION

This landmark building is located in the heart of Blackpool town centre on Abingdon Street. Abingdon Street connects onto Church Street at one of the UK's biggest theatres, the Winter Gardens complex. The subject building is a well-known and hugely visible benefitting from a wealth of passing pedestrian, public transport and vehicle trade.

There are nearby major public car parks, national retailers and restaurant chains. It is located next to/on the pedestrianised zone in the town centre. Ease of access is available by vehicle and public transport onto Abingdon Street and to the rear of the building which is Edward Street. The site at present also boasts car parking facilities in the internal courtyard.

Blackpool is one of the most popular tourist destinations in England attracting in excess of 17 million visitors annually. Blackpool boasts its world-famous Illuminations, Blackpool Tower and the Golden Mile of funfair/amusement attractions. Blackpool Dungeons, Madame Tussauds, Sea Life centre and Blackpool's Piers. It boasts the well-known Sandcastle complex and Blackpool Pleasure Beach as well as an abundance of additional tourist attractions. Blackpool Pleasure Beach attracts approximately in excess of 5 million visitors per year.

Blackpool's Promenade has recently undergone a circa. £200 million refurbishment and boasts the Tower Festival Headland, Comedy Carpet and the new light show attraction LightPool. The subject building is within walking distance.

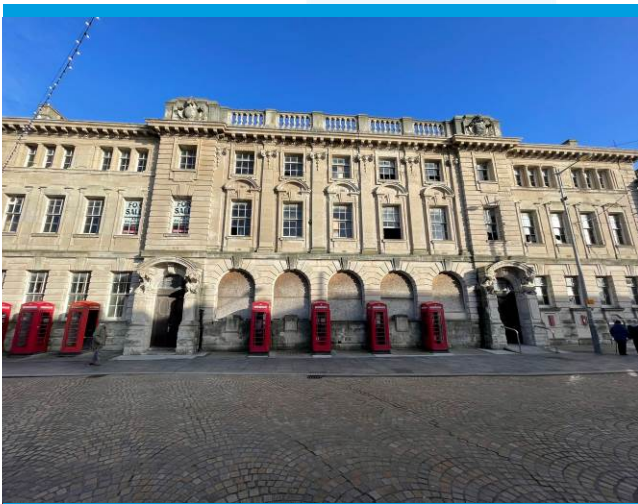
The buildings and site are located on Abingdon Street and back onto Edward Street. This location forms part of the retail core of Blackpool town centre.

Nearby operators include M&S, Costa, Papas Fish & Chips, Caffé Nero, Bella Italia, Nando's, Harry Ramsden's and Wetherspoons. The recently constructed Premier Inn is operating on Talbot Road. The newly constructed Holiday Inn, an IHG hotel proposed to have a Marco's New York Italian, Starbucks Coffee Shop and Bar & Lounge is located nearby at the Talbot Gateway development.

Talbot Road is within walking distance and construction works have commenced on the new c. £22 million Tramway system that will connect Blackpool town centre and indeed the subject site, with the remainder of Blackpool and surrounding areas.

The immediate surrounding areas of the town centre provide dense residential locations. The wider surrounding areas also comprise of dense residential locations with ease of access into Blackpool from surrounding towns to include Bispham, Thornton Cleveleys and Fleetwood. Layton, Poulton Le Fylde and semi-rural locations Over Wyre, St Annes on sea, Lytham and parts of Preston area.

Blackpool North Railway Station is within walking distance of the location and provides inter-city links to London and Manchester. Blackpool is located approximately 55 miles from Manchester and 15 miles from Preston. The M55 connects directly onto the M6 and then onto the M65 providing an excellent motorway network.



EXISTING ACCOMMODATION

The existing buildings comprise a substantial and attractive former Royal Mail Post Office and delivery/sorting office totaling approximately 103,236 sq ft, on a site measuring circa 0.93 acres. The former Royal Mail Post Office building that fronts onto Abingdon Street has a stunning and attractive stone facade and is arranged over 3 storeys, plus a basement. The section of the building that fronts onto Edward Street is arranged over 4 storeys with a stonework elevation to ground floor level and brickwork above. There is a central entrance providing vehicle access into the internal courtyard with access afforded via Edward Street.

ABINGDON STREET

FLOOR	GIA – SQ M	GIA – SQ FT
Basement	509	5,478
Ground Floor	1,708	18,384
First Floor	580	6,243
Second Floor	887	9,547
Total	3,684	39,652

EDWARD STREET

FLOOR	GIA – SQ M	GIA – SQ FT
Ground Floor	580	6,243
First Floor	1,542	16,598
Second Floor	1,542	16,598
Third Floor	1,542	16,598
Fourth Floor	697	7,502
Total	5,903	63,539

(The above measurements are approximate).

VIEWINGS

Please contact Duxburys Commercial on:
Tel: 01253 316 919 or 01772 280500 – Option 1 or
Email: adam@duxburyscommercial.co.uk

EPC

TBC

VAT

All prices quoted are exclusive of VAT but may however be subject to VAT at the prevailing rate.

BUSINESS RATES

To be assessed.

ASBESTOS REMOVAL

We are informed that all asbestos has been removed and an internal strip out has been completed to shell condition, ready for the re-development. (All parties should however seek their own verification of this procedure and not rely upon the above statement alone).

SURVEYS / DRAWINGS

Survey drawings, utility information, structural surveys and other information relevant to development is available via:

[Simple Search \(blackpool.gov.uk\)](http://blackpool.gov.uk) Blackpool Planning Departments portal.

Use Reference **22/0933** to search the various applications against the building/site:



Rear building onto Edward Street



Central entrance leading to central courtyard

PLANNING PERMISSION(S) – SUBJECT TO PLANNING /CONDITIONS

Interested Parties should visit: [Simple Search \(blackpool.gov.uk\)](http://blackpool.gov.uk) Blackpool Planning Departments portal.

Use Reference **22/0933** to search the various applications against the building/site:

These include:

APPLICATION NUMBER: 17/0504

PARTICULARS OF DECISION Blackpool Borough Council as Local Planning Authority gives notice that LISTED BUILDING CONSENT HAS BEEN GRANTED for the development referred to in Part 1 in accordance with the application and plans submitted subject to the following conditions (if any):

PROPOSAL: Internal and external alterations including erection of a "plaza" to first floor level within existing service yard area, installation of replacement windows to Edward Street, re-modelling of former post office counter and use/ conversion of buildings to provide leisure uses, retail uses, offices, restaurants and cafes within Use Classes A1, A2, A3, D2 with associated administrative offices, car parking, landscaping, boundary treatment, refuse storage, access, servicing, plant and associated demolition works LOCATION: 26-30 ABINGDON STREET, BLACKPOOL, FY1 1AA

DATE OF APPLICATION: 02/08/17 APPLICATION NUMBER: 17/0504

APPLICATION NUMBER: 17/0503

PARTICULARS OF DECISION Blackpool Borough Council as Local Planning Authority gives notice that PERMISSION HAS BEEN GRANTED for the development referred to in Part 1 in accordance with the application and plans submitted subject to the following conditions (if any): PROPOSAL: Internal and external alterations including erection of a "plaza" to first floor level within existing service yard area, installation of replacement windows to Edward Street, re-modelling of former post office counter and use/ conversion of buildings to provide leisure uses, retail uses, offices, restaurants and cafes within Use Classes A1, A2, A3, D2 with associated administrative offices, car parking, landscaping, boundary treatment, refuse storage, access, servicing, plant and associated demolition works. LOCATION: 26-30 ABINGDON STREET, BLACKPOOL, FY1 1AA DATE OF APPLICATION: 02/08/17 APPLICATION NUMBER: 17/0503

APPLICATION NUMBER: 19/0164

Planning Permission has previously been granted for:

Internal and external alterations to former post office including erection of 2 no. 3 storey rear extensions, including one with roof terrace to Abingdon Street elevation, erection of first floor level hotel terrace within existing service yard area and installation of replacement windows. A new hotel entrance and entrance to Class A3 restaurant/cafe use onto Edward Street. Re- cladding of roof level to Edward Street, re-modelling of former post office counter and use/conversion of buildings to provide a new 102 bedroom hotel with ancillary bar, leisure uses, retail uses, offices, restaurants and cafes within Use Classes A1, A3, B1, D2 with associated administrative offices, car parking for 46 vehicles, landscaping, boundary treatment, refuse storage, access, servicing, plant and associated demolition works (Application for Listed Building Consent). APPLICATION NUMBER: 19/0164. Blackpool Council Planning Department.



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:
(1) These particulars are provided merely as a general guide to the property. They are not and shall not hereafter become part of any other contract.
(2) The Statements herein are made in good faith without any responsibility whatsoever on the part of the Vendor, Duxburys Commercial or their servants. It is for the purchaser or as the case may be the Lessee (the "Purchaser") to satisfy himself by inspection or otherwise as to their accuracy and fullness, he must not in entering into any contract or otherwise rely upon these particulars as statements or representations of fact.
(3) The Vendor does not make or give and neither Duxburys Commercial nor its servants has any authority, express or implied, to make or give any representations or warranties in respect of the property.
(4) In the event of any inconsistency between these particulars and the Conditions of Sale, the latter shall prevail.
(5) Nothing in these particulars should be deemed to be a statement that the property is in good condition or that any of the facilities are in working order.
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.

BLACKPOOL'S FUTURE...

Subject to Planning Permission and completion.

Expansion of Shopping Centre / IMAX cinema complex

Three storey development which will incorporate a Wilko store, new restaurant and a nine screen IMAX cinema complex. It is anticipated that the new phase will create 90 new jobs in total.

NEW Conference Centre

A new £25m conference centre will allow the Winter Gardens to host up to 7,000 delegates and the return of major political conferences.

Central Business District expansion

A c. £22 million Tramway extension forms part of a larger regeneration project at Talbot Gateway (and down Talbot Road) to include a new tramway terminal, hotel, office and retail space. The scheme proposes to re-establish the link to Blackpool North station and allow for ease of commuting into the town centre.

Central Station £300 million super attraction development

This site measures approximately 20 acres and is located in central Blackpool and just off the Promenade. Work is due to start in the near future to build a £300 million super attraction to include the UK's first flying theatre, the world's first multimedia exhibition of its kind and the most advanced virtual reality experience. It will also comprise of new hotels, restaurants, food market, event square, residential apartments and multi-storey parking.

Blackpool Airport Enterprise Zone status

The proposed masterplan for the Blackpool Airport Enterprise Zone has been produced by Blackpool and Fylde councils. The document sets out the strategic vision for the development of the site to include advanced manufacturing and business, growth of industry and storage, leisure and sport, Blackpool Airport development and Knowledge (links to education/schools) quarters.

Rail Electrification: Reduced journey times and additional services to key conurbations

Part of the multi-billion pound Great North Rail Project, the Blackpool to Preston line reopened and the resort now also has direct links to London and The West Midlands (subject to).

Pleasure Beach's new £16m rollercoaster

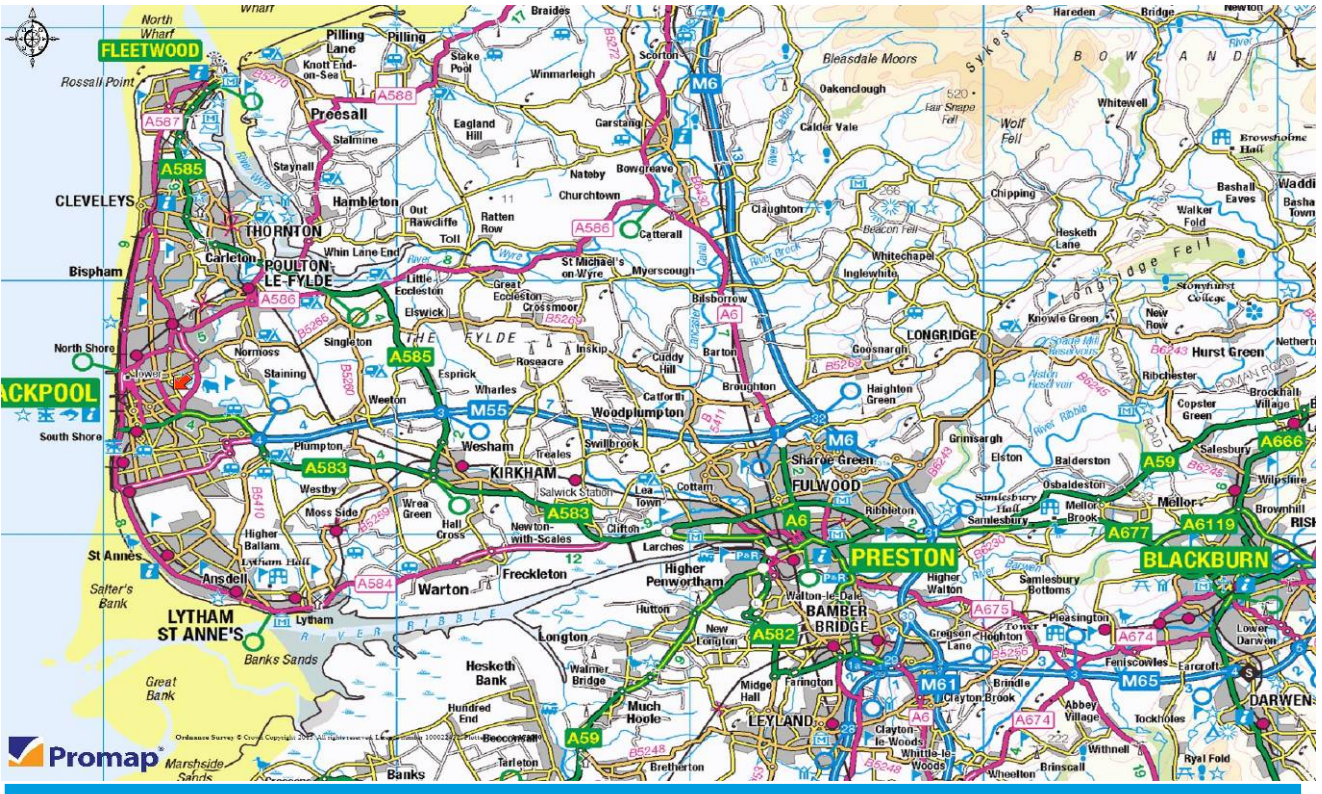
The ride features 15 interactions involving five different rides and two tunnels. It is the UK's first double launch roller coaster. The 'launch' is administered by an advanced technology that gives the roller coaster two powerful thrusts of acceleration during the ride. The ride has been manufactured by Mack Rides at their world-class factory in Waldkirch, Germany, utilising the latest state-of-the art engineering processes, including laser beam technology.

... the subject building is now strategically placed, in the town centre and within the heart of all the future developments works planned for the town.



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:
(1) These particulars are provided merely as a general guide to the property. They are not and shall not hereafter become part of any other contract.
(2) The Statements herein are made in good faith without any responsibility whatsoever on the part of the Vendor, Duxburys Commercial or their servants. It is for the purchaser or as the case may be the Lessee (the "Purchaser") to satisfy himself by inspection or otherwise as to their accuracy and fullness, he must not in entering into any contract or otherwise rely upon these particulars as statements or representations of fact.
(3) The Vendor does not make or give and neither Duxburys Commercial nor its servants has any authority, express or implied, to make or give any representations or warranties in respect of the property.
(4) In the event of any inconsistency between these particulars and the Conditions of Sale, the latter shall prevail.
(5) Nothing in these particulars should be deemed to be a statement that the property is in good condition or that any of the facilities are in working order.
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.

BLACKPOOL TOWN CENTRE



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:
 (1) These particulars are provided merely as a general guide to the property. They are not and shall not hereafter become part of any contract.
 (2) The Statements herein are made in good faith without any responsibility whatsoever on the part of the Vendor, Duxburys Commercial or their servants. It is for the purchaser as the case may be the Lessee (the "Purchaser") to satisfy himself by inspection or otherwise as to their accuracy and if fullness, he must not in entering into any contract or otherwise rely upon these particulars as statements or representations of fact.
 (3) The Vendor does not make or give and neither Duxburys Commercial nor its servants has any authority, express or implied, to make or give any representations or warranties in respect of the property.
 (4) In the event of any inconsistency between these particulars and the Conditions of Sale, the latter shall prevail.
 (5) Nothing in these particulars should be deemed to be a statement that the property is in good condition or that any of the facilities are in working order.
 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.



£1.295
BILLION
GENERATED THROUGH

17
MILLION
VISITORS PER YEAR

£ 1 0 0
MILLION
TRAM UPGRADE TO SERVE
325,000
RESIDENTS OF FLYDE COAST

4
MILLION

VISITORS TO
BLACKPOOL ILLUMINATIONS
SPEND IN EXCESS OF
£230 MILLION

£200
MILLION
SPENT ON THE
REMODELLING
OF PROMENADE



PRIMARY CATCHMENT RESIDENT POPULATION

293,000

Madame
Tussauds
BLACKPOOL

GRAND
THEATRE
BLACKPOOL

THE
BLACKPOOL
CIRCUS

SEALIFE
BLACKPOOL

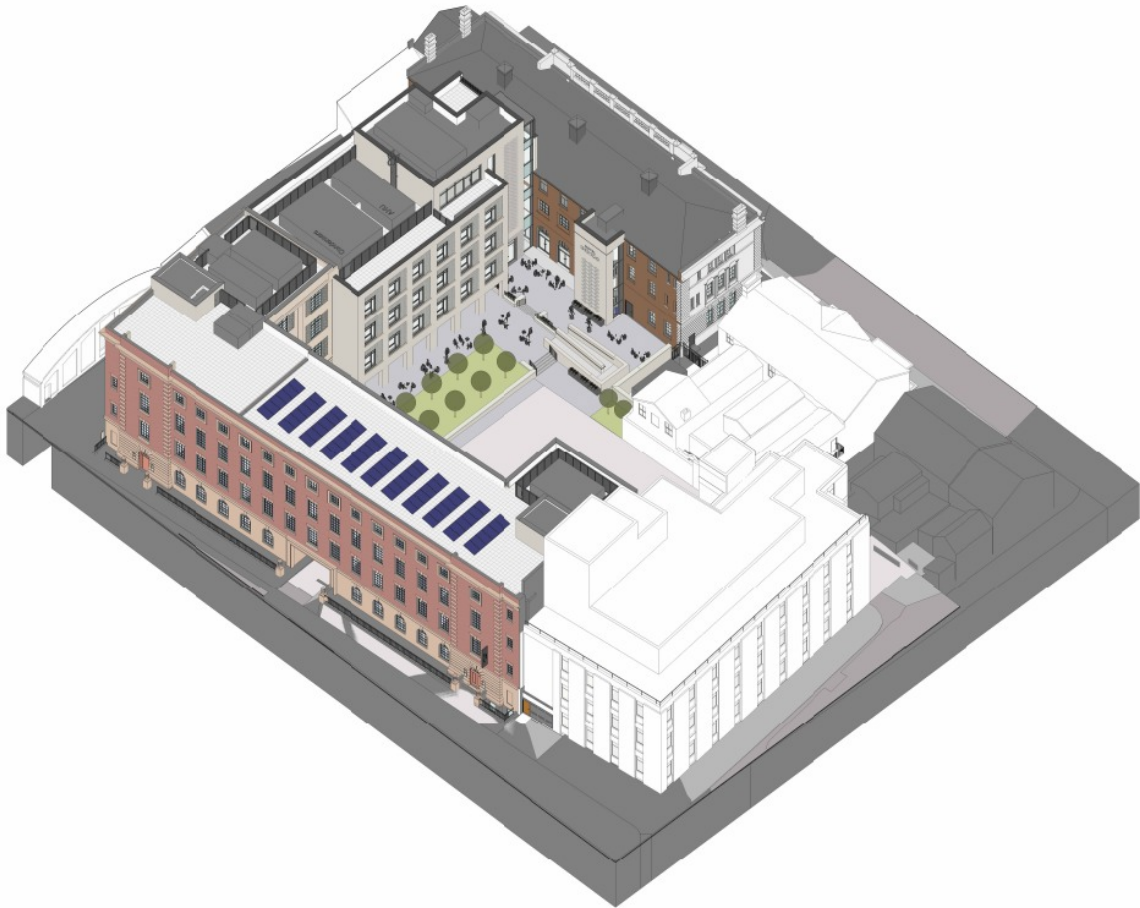
the
Blackpool Tower
DUNGEON

PLEASURE
BEACH
BLACKPOOL

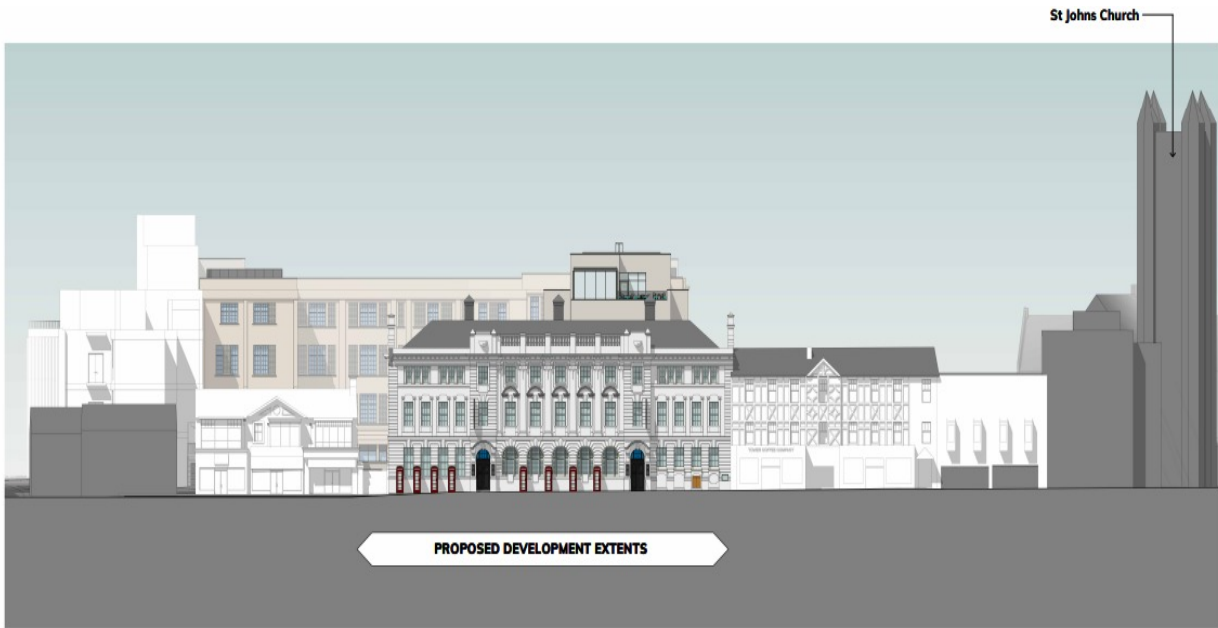


Misrepresentation Act 1967: Duxburys Commercial, as agents for the vendor or, as the case may be, lessor (the "Vendor") and for themselves, give notice that:
 (1) These particulars are provided merely as a general guide to the property. They are not and shall not hereafter become part of any other contract.
 (2) The Statements herein are made in good faith without any responsibility whatsoever on the part of the Vendor, Duxburys Commercial or their servants. It is for the purchaser as the Lessee (the "Purchaser") to satisfy himself by inspection or otherwise as to their accuracy and fullness, he must not in entering into any contract or otherwise rely upon these particulars as statements or representations of fact.
 (3) The Vendor does not make or give and neither Duxburys Commercial nor its servants has any authority, express or implied, to make or give any representations or warranties in respect of the property.
 (4) In the event of any inconsistency between these particulars and the Conditions of Sale, the latter shall prevail.
 (5) Nothing in these particulars should be deemed to be a statement that the property is in good condition or that any of the facilities are in working order.
 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.





ABOVE: 3D Visual of a potential proposed scheme. Frontage onto Edward Street (bottom left). Frontage onto Abingdon Street (top right).



ABOVE: Abingdon Street elevation.

Abingdon Street market that has recently been purchased by Blackpool Council and that is under develop prior to re-opening can be seen to the immediate right.



ABOVE: Edwards Street elevation.

Abingdon Street market that has recently been purchased by Blackpool Council and that is under develop prior to re-opening can be seen to the immediate left.



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:
 (1) These particulars are provided merely as a general guide to the property. They are not and shall not hereafter become part of any other contract.
 (2) The Statements herein are made in good faith without any responsibility whatsoever on the part of the Vendor, Duxburys Commercial or their servants. It is for the purchaser as the case may be the Lessee (the "Purchaser") to satisfy himself by inspection or otherwise as to their accuracy and fullness, he must not in entering into any contract or otherwise rely upon these particulars as statements or representations of fact.
 (3) The Vendor does not make or give and neither Duxburys Commercial nor its servants has any authority, express or implied, to make or give any representations or warranties in respect of the property.
 (4) In the event of any inconsistency between these particulars and the Conditions of Sale, the latter shall prevail.
 (5) Nothing in these particulars should be deemed to be a statement that the property is in good condition or that any of the facilities are in working order.
 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.

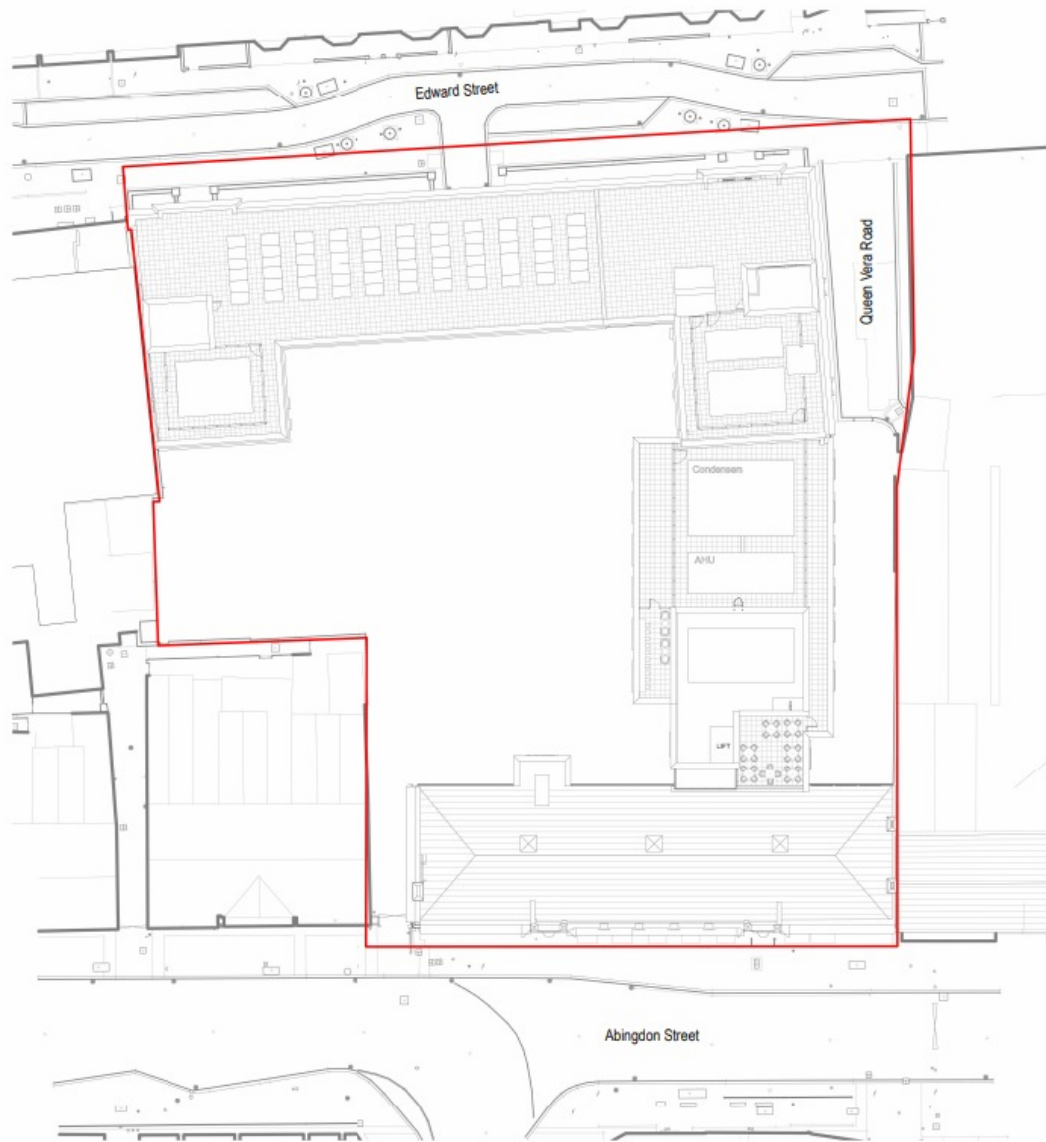


ABOVE: Cross section elevation.

ADDITIONAL IMAGES: continue overleaf.



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:
 (1) These particulars are provided merely as a general guide to the property. They are not and shall not hereafter become part of any other contract.
 (2) The Statements herein are made in good faith without any responsibility whatsoever on the part of the Vendor, Duxburys Commercial or their servants. It is for the purchaser or as the case may be the Lessee (the "Purchaser") to satisfy himself by inspection or otherwise as to their accuracy and fullness, he must not in entering into any contract or otherwise rely upon these particulars as statements or representations of fact.
 (3) The Vendor does not make or give and neither Duxburys Commercial nor its servants has any authority, express or implied, to make or give any representations or warranties in respect of the property.
 (4) In the event of any inconsistency between these particulars and the Conditions of Sale, the latter shall prevail.
 (5) Nothing in these particulars should be deemed to be a statement that the property is in good condition or that any of the facilities are in working order.
 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.



ABOVE: Site Plan illustrating frontages onto Abingdon Street and Edward Street.



Existing GA Section Building Office



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:

(1) These particulars are provided merely as a general guide to the property. They are not and shall not hereafter become part of any other contract.

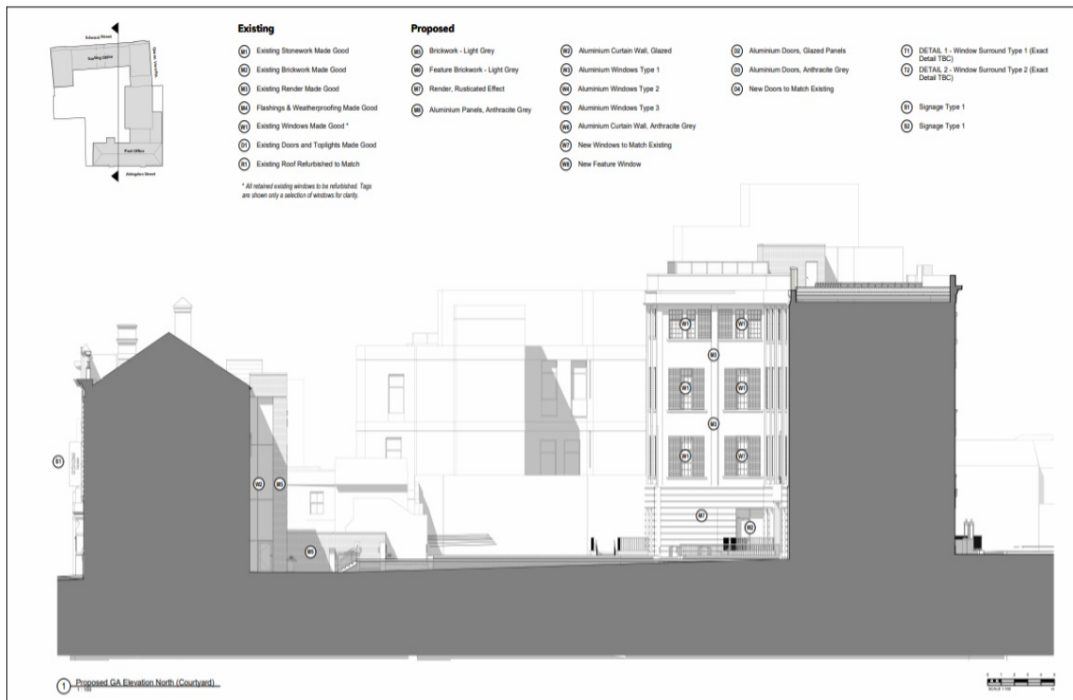
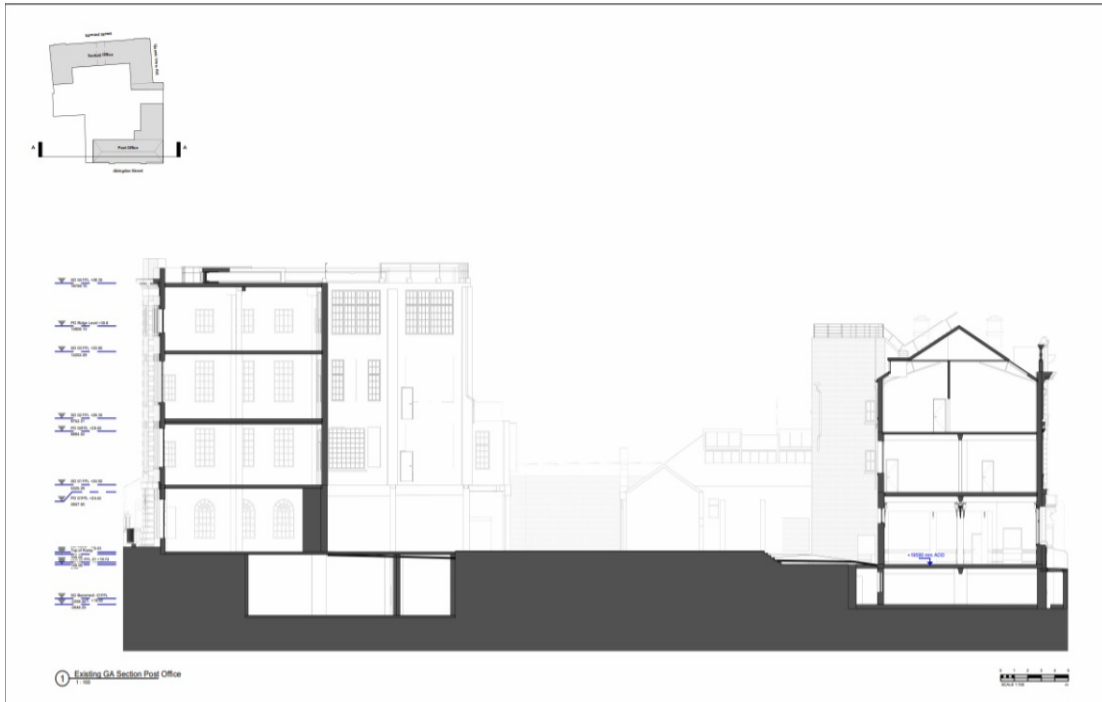
(2) The Statements herein are made in good faith without any responsibility whatsoever on the part of the Vendor, Duxburys Commercial or their servants. It is for the purchaser as the case may be the Lessee (the "Purchaser") to satisfy himself by inspection or otherwise as to their accuracy and fullness, he must not in entering into any contract or otherwise rely upon these particulars as statements or representations of fact.

(3) The Vendor does not make or give and neither Duxburys Commercial nor its servants has any authority, express or implied, to make or give any representations or warranties in respect of the property.

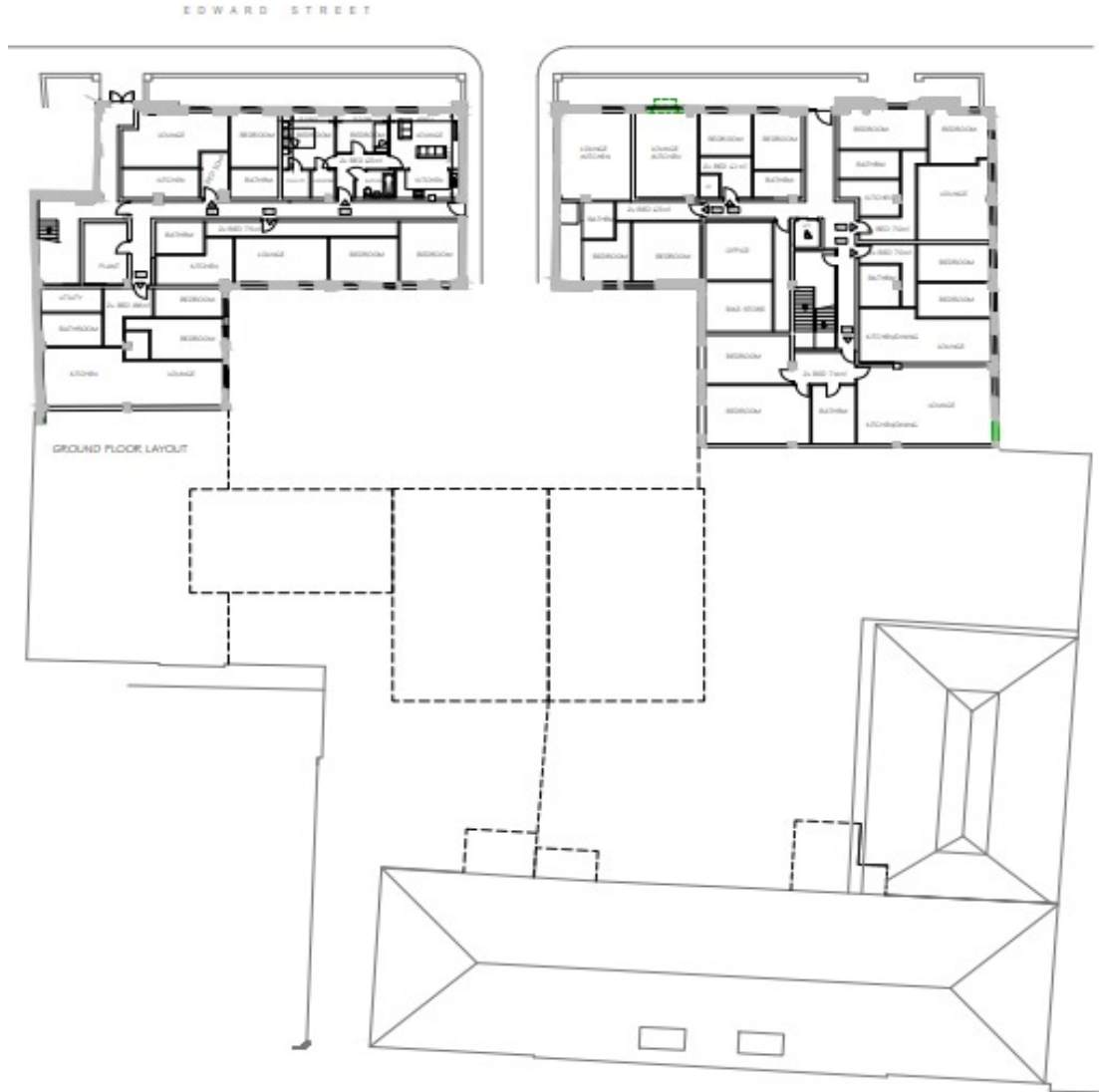
(4) In the event of any inconsistency between these particulars and the Conditions of Sale, the latter shall prevail.

(5) Nothing in these particulars should be deemed to be a statement that the property is in good condition or that any of the facilities are in working order.

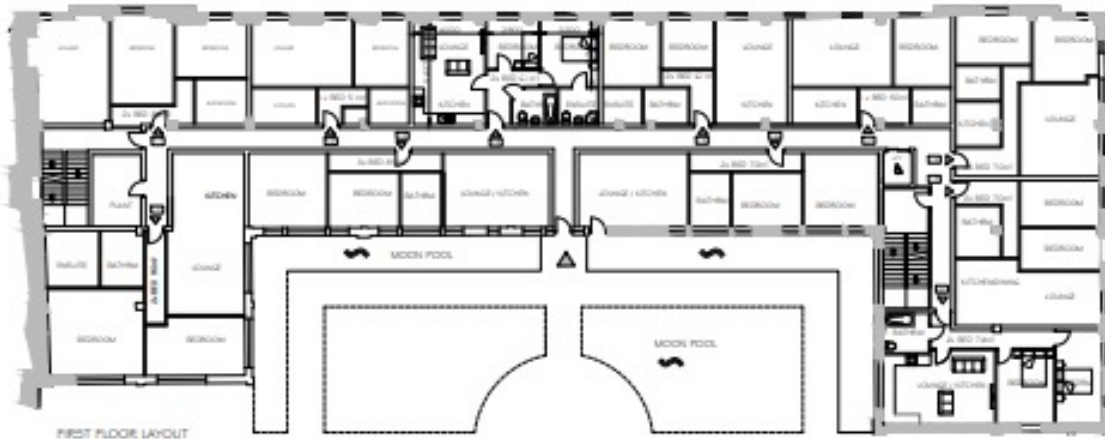
Note: Duxburys Commercial has not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air or water contamination. The purchaser is responsible in making his own enquiries in this regard.



BELOW: Concept Floor Plans – Conversion to Dwellings / Residential Apartments – Edward Street building – Floors: Ground, First, Second, Third & Fourth.



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:
 (1) These particulars are provided merely as a general guide to the property. They are not and shall not hereafter become part of any other contract.
 (2) The Statements herein are made in good faith without any responsibility whatsoever on the part of the Vendor, Duxburys Commercial or their servants. It is for the purchaser or as the case may be the Lessee (the "Purchaser") to satisfy himself by inspection or otherwise as to their accuracy and fullness, he must not in entering into any contract or otherwise rely upon these particulars as statements or representations of fact.
 (3) The Vendor does not make or give and neither Duxburys Commercial nor its servants has any authority, express or implied, to make or give any representations or warranties in respect of the property.
 (4) In the event of any inconsistency between these particulars and the Conditions of Sale, the latter shall prevail.
 (5) Nothing in these particulars should be deemed to be a statement that the property is in good condition or that any of the facilities are in working order.
 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.



FIRST FLOOR LAYOUT



SECOND FLOOR LAYOUT



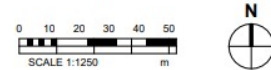
THIRD FLOOR LAYOUT



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:
 (1) These particulars are provided merely as a general guide to the property. They are not and shall not hereafter become part of any other contract.
 (2) The Statements herein are made in good faith without any responsibility whatsoever on the part of the Vendor, Duxburys Commercial or their servants. It is for the purchaser or as the case may be the Lessee (the "Purchaser") to satisfy himself by inspection or otherwise as to their accuracy and if fullness, he must not in entering into any contract or otherwise rely upon these particulars as statements or representations of fact.
 (3) The Vendor does not make or give and neither Duxburys Commercial nor its servants has any authority, express or implied, to make or give any representations or warranties in respect of the property.
 (4) In the event of any inconsistency between these particulars and the Conditions of Sale, the latter shall prevail.
 (5) Nothing in these particulars should be deemed to be a statement that the property is in good condition or that any of the facilities are in working order.
 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.



1 Site Location Plan
1: 1250



ABOVE: Site Location Plan



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:
 (1) These particulars are provided merely as a general guide to the property. They are not and shall not hereafter become part of any other contract.
 (2) The Statements herein are made in good faith without any responsibility whatsoever on the part of the Vendor, Duxburys Commercial or their servants. It is for the purchaser or as the case may be the Lessee (the "Purchaser") to satisfy himself by inspection or otherwise as to their accuracy and if fullness, he must not in entering into any contract or otherwise rely upon these particulars as statements or representations of fact.
 (3) The Vendor does not make or give and neither Duxburys Commercial nor its servants has any authority, express or implied, to make or give any representations or warranties in respect of the property.
 (4) In the event of any inconsistency between these particulars and the Conditions of Sale, the latter shall prevail.
 (5) Nothing in these particulars should be deemed to be a statement that the property is in good condition or that any of the facilities are in working order.
 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.