

# FOR LEASE

CAFÉ / RESTAURANT / BAR  
136-140 PROMENADE &  
1 QUEENS SQUARE  
BLACKPOOL  
LANCASHIRE  
FY1 1RA

- CAFÉ / BAR / RESTAURANT – S.T.P.P.
- PROMINENT CORNER LOCATION ON THE PROMENADE & QUEENS SQUARE
- APPROX. 50 COVERS
- FITTED OUT INTERNALLY & PART EQUIPPED
- TOTAL NIA: 2,300 SQ FT
- VIEWING HIGHLY RECOMMENDED

**RENTAL: YEAR 1 £29,950 PER ANNUM EXC**



Unit 8, Metropolitan Business Park, Blackpool, Lancashire, FY3 9LT  
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# QUEENS SQUARE, BLACKPOOL

## LOCATION

The premises occupies a prominent corner position in the busy trading area of Queens Square and fronts onto the Promenade. Local operators include Walkabout, The Slug & Lettuce, Popworld and other independent bars and restaurants/food outlets. The location benefits from a wealth of passing foot and vehicle trade. This is a highly visible location.

## DESCRIPTION

A bar / café / restaurant (subject to planning permission) premises located on Queen Square and the Promenade.

The property is of a high standard internally, fitted out and part equipped and provides seating for approximately 50 covers.

**Internally viewing is highly recommended by appointment.**

## ACCOMMODATION

**Ground Floor: 1,300 sq ft approx.**  
Open plan dining area for approx. 50 diners.  
Part equipped commercial kitchen  
Store room with Staff WC  
Disabled WC

**Lower Ground Floor: 1,000 sq ft**  
Cellar  
Storage  
Ladies & Gents WC

**Total NIA: 2,300 Sq Ft**

## ADDITIONAL PHOTOS

Can be seen to the later pages of the brochure.

## LEASE / LEGAL FEES

The property is available by way of a new effective FRI lease with terms to be agreed with the landlord.

The ingoing tenant is to be responsible for the landlords' reasonable legal fees incurred in this transaction.  
Quote to be provided.

## BUSINESS RATES

2023 RV: £11,750 pa.

This is not the amount you pay but the amount used to calculate the rates payable. Small business rate relief may apply here to occupiers that are applicable.

## EPC RATING

EPC Rating: To be confirmed.

## VAT

Disclaimer: All prices quoted do not include VAT but may however be subject to VAT at the prevailing rate

## VIEWINGS

Strictly via prior appointment through Duxburys Commercial on 01253 316919 Option 1.

### Disclaimer/ Planning Disclaimer

The sales particulars have been produced with information provided by the owner/occupier or landlord and are made in good faith without any responsibility whatsoever on the part of Duxburys Commercial. It is for the purchaser or as the case may be the lessee to satisfy themselves by inspection or otherwise, as to the accuracy or fullness of the information. They must not in entering into any contract or incurring costs or otherwise rely upon these particulars as statements or representations of facts. It is the responsibility of the tenant(s) / buyer(s) to make all relevant planning enquiries into planning permission. All planning enquiries to be made directly to the relevant authorities / planning department. No warranties are given by the agent in relation to planning.

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.



**BELOW IMAGES:** PHOTOS FROM WHEN THE PREMISES WAS IN OPERATION LAST.



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