

FOR LEASE

EXCITING NEW OPPORTUNITY

6 QUEEN STREET
BLACKPOOL
LANCASHIRE
FY1 1PD

- GROUND FLOOR COMMERCIAL PROPERTY, WITH LOWER GROUND AND PART MEZZANINE
- LOCATED ON THE POPULAR QUEEN STREET AND QUEENS SQUARE
- DIRECTLY OPPOSITE WALKABOUT & OTHER BARS AND COMMERCIAL BUSINESSES
- JUST OFF THE PROMENADE
- BI-FOLD DOORS TO THE FRONT
- CURRENTLY UNDER DEVELOPMENT AND SOON TO BE COMPLETED
- INTERNAL VIEWINGS HIGHLY RECOMMENDED

RENT: £24,000 PA EXC



Duxburys
Commercial

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

QUEEN STREET, BLACKPOOL

LOCATION

This ground floor commercial premises (with part lower ground floor and mezzanine floor) is located on the popular Queen Street and on Queens Square, directly opposite Walkabout. It benefits from a wealth of local and tourist trade.

Queen Street is located just off the Promenade and is home to national operators such as Walkabout and Slug & Lettuce and other independent bar/pubs and food outlets.

Various tourist attractions including North Pier, Blackpool Tower and the Winter Gardens are also within walking distance.

DESCRIPTION

This ground floor premises comprises:

Open plan space with rear lower ground area

Mezzanine floor

Bi-folding doors to the front of the premises

WC's

Currently under development and soon to be completed.

Would suit various uses – subject to planning and landlord consent.

Viewings highly recommended

ACCOMMODATION

Ground floor: 970 sq ft.

Mezzanine: 190 sq ft.

Total: 1,160 sq ft

(Approximate measurements).

RATEABLE VALUE

RV: £4,150 – Small Business Rate relief may apply, to be verified directly.

This is not the amount payable but the amount used to calculate rates payable. Please contact the relevant local authority for further information.

LEASE DETAILS / LEGAL FEES

Available by way of a new effective FRI lease with terms to be agreed. The incoming tenant is responsible for the landlords legal fees. Quote to be provided.

EPC

TBC

ANTI-MONEY LAUNDERING

In accordance with Anti Money Laundering Regulations, two forms of identification and proof of funding will be required from the successful purchaser/tenant. Please note that we are required to electronically verify identification documents

VAT

Disclaimer: Prices quoted are excluding VAT but may be subject to VAT at the prevailing rate

VIEWINGS

Via prior appointment through Duxburys Commercial on 01253 316919 Option 1 or email:

adam@duxburyscommercial.co.uk

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.

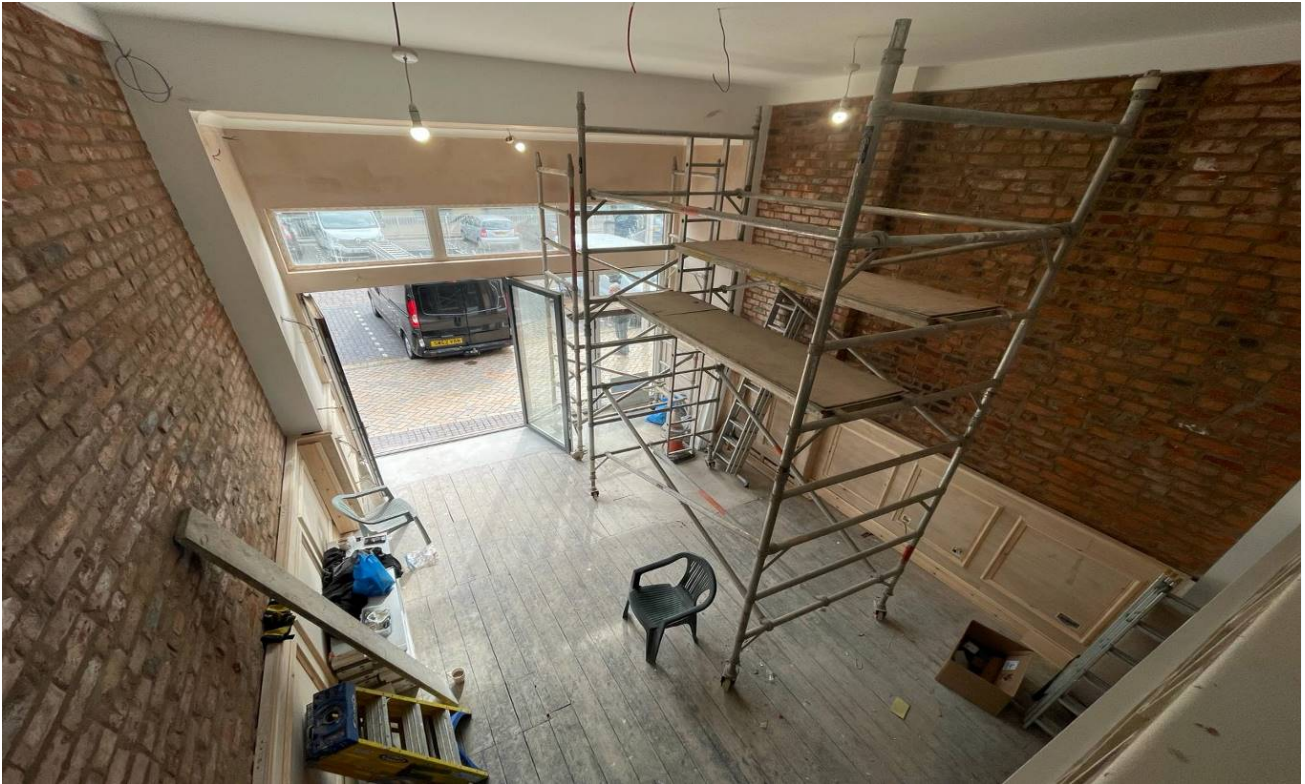
(3) The Vendor does not make or give and neither Duxburys Commercial nor its servants has any authority, express or implied, to make or give any representations or warranties in respect of the property.

(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.



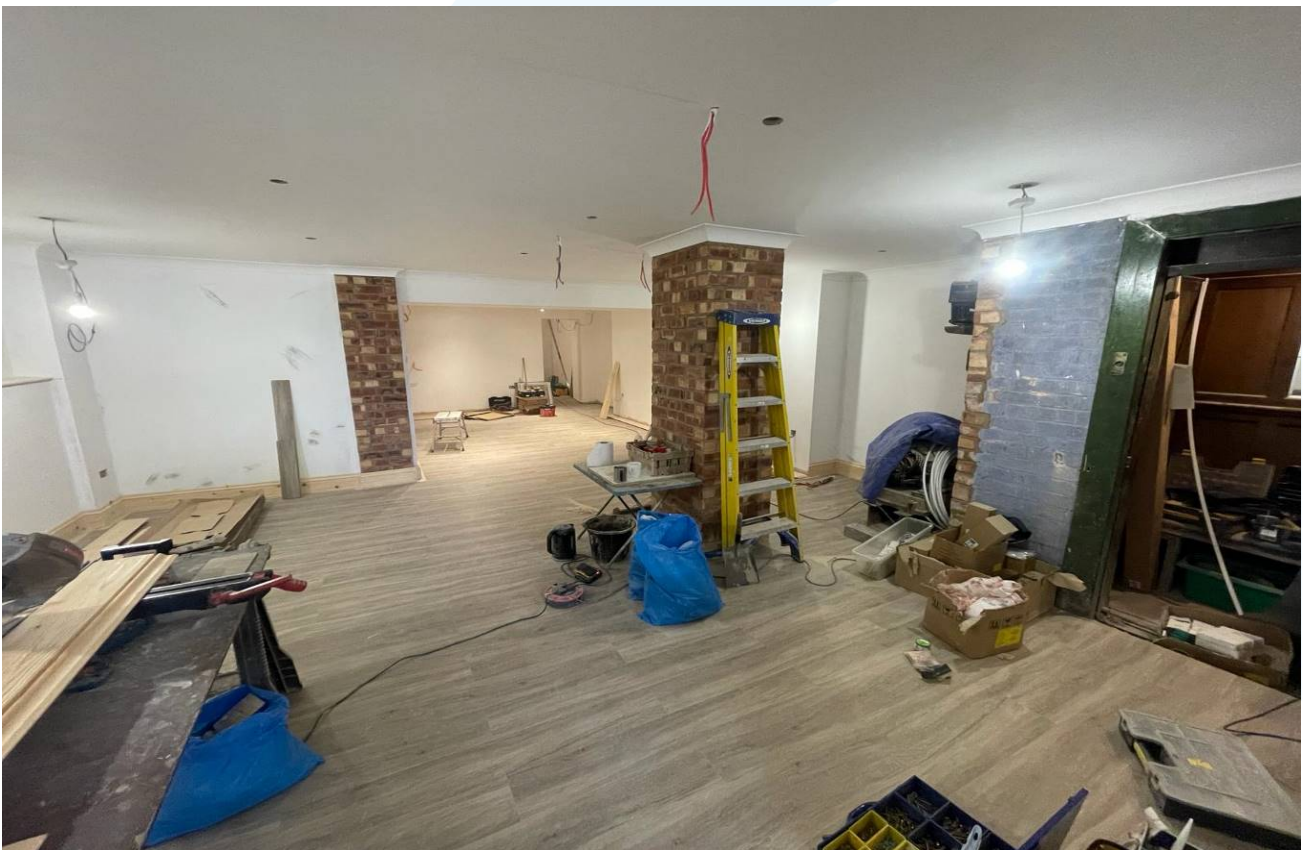


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