FOR LEASE

GROUND FLOOR PREMISES 29 QUEEN STREET BLACKPOOL LANCASHIRE FY1 1NL

- GROUND FLOOR COMMERCIAL PREMISES
- LOCATED IN BLACKPOOL TOWN CENTRE
- POTENTIAL BAR / RESTAURANT PREMISES OR RETAIL UNIT (& ALTERNATIVE USES) - STPP
- ALL INTEREST & ENQUIRIES ARE INVITED
- OPPOSITE SLUG & LETTICE AND CLOSE TO WALKABOUT
- CLOSE TO BLACKPOOL PROMENADE & BLACKPOOL NORTH TRAIN STATION
- VIEWING ESSENTIAL

RENT: £15,000 PER ANNUM EXCLUSIVE





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

QUEEN STREET BLACKPOOL

LOCATION

This ground floor commercial premises is located in the heart of Blackpool's night life area and 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, 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 2 x WCs and cellar storage. The property has been decorated to a high standard and would suit various uses STPP.

Viewings highly recommended.

ACCOMMODATION

Ground Floor: Approximately 900 sq ft 2 x WC'S

Lower ground floor: cellar

EPC Rating: To be confirmed.

BUSINESS RATES

Business Rates: To be confirmed.

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

LEASE/LEGAL FEES

A new effective FRI lease is available with terms to be negotiated.

The incoming tenant is to be responsible for the landlords legal fees incurred in the transaction. Quote to be provided.

VAT

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

VIEWING ARRANGEMENTS

Via prior appointment through Duxburys Commercial on 01253 316919.

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.

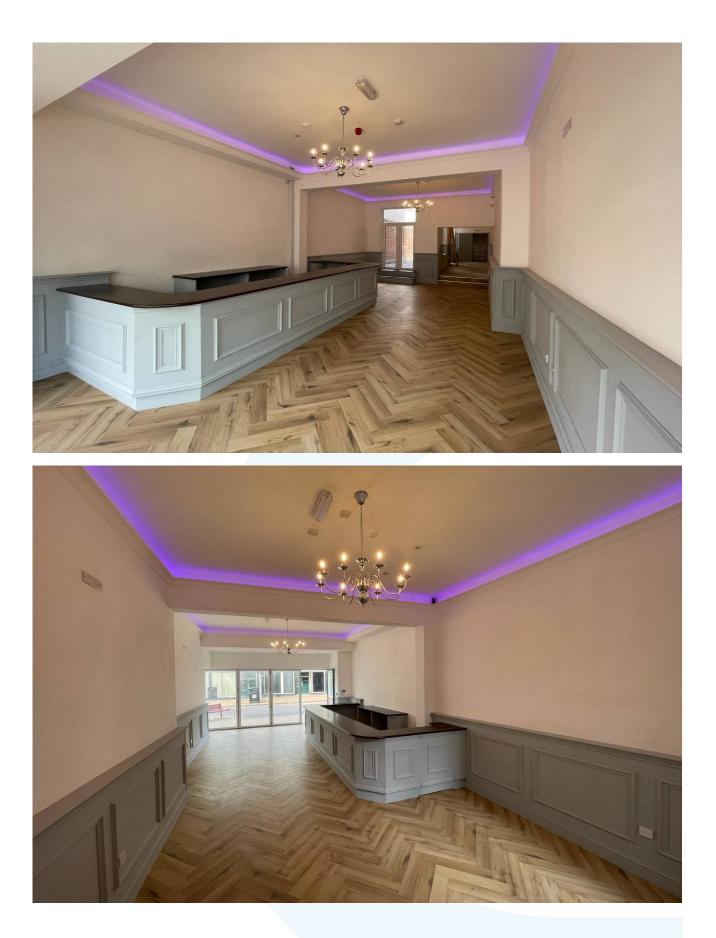


resentation Act 1967: Ducburys Commercial, as agents for the vendor or, as the case may be, lessor (the "Vendor") and for themselves, give notice that; These particulars are provided merely as a general guide to the orporety. They are not and shall not hereafter become part of any other The statements herein are made in good faith without any responsibility whatsoever on the part of the Vendor", and for any other the statements herein are made in good faith without any responsibility whatsoever on the part of the Vendor. Ducburys Commercial or their second and the area (the SD without and the Vendor) are the state of the Vendor and the vendor to be not avoid to any contract or other area must be taken and the SD without any responsibility whatsoever on the part of the Vendor and to be not not on the one or other and the vendor of the vendor of

The Statements Theefin are made in good nam window any responsionity winassever of vince partor und efending-buodys continentation time. "Sevantines, it is not mer publicated to case may be the Lessee (the "Publicater") to statisfy himself by insection or otherwise as to their accuracy and fullness, the must not in entering into any contract or otherwise rely upon particulars as statements or representations of fact. The Verondr odes 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 the Verondr odes 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 the Verondr odes 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 the vertice of the server of t

spect of the property.
In the event of any inconsistency between these particulars and the Conditions of Sale, the latter shall prevail.
Nothing in these particulars should be deemed to be a statement that the property is in good condition or that any of the
the Durbuse Commendation bear before the statement of the statement that the property is in good condition or that any of the
the Durbuse Commendation bear before the statement of the statement that the property is in good condition or that any of the
the Durbuse Commendation bear before the statement of the statement that the property is in good condition or that any of the
the Durbuse Commendation bear before the statement of the statement that the property is in good condition or that any of the
the Durbuse Commendation bear before the statement of the statement that the property is in good condition or that any of the
the Durbuse Commendation bear before the statement of the statement that the property is in good condition or that any of the
the Durbuse Commendation bear before the statement of the statement that the property is in good condition or that any of the
the Durbuse Commendation bear before the statement of the statement that the property is in good condition or that any of the
the Durbuse Commendation bear before the statement of the statement that the property is in good condition or that any of the
the Durbuse Commendation bear before the statement of the

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. the: 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 possible in making his own enquiries in this regard.





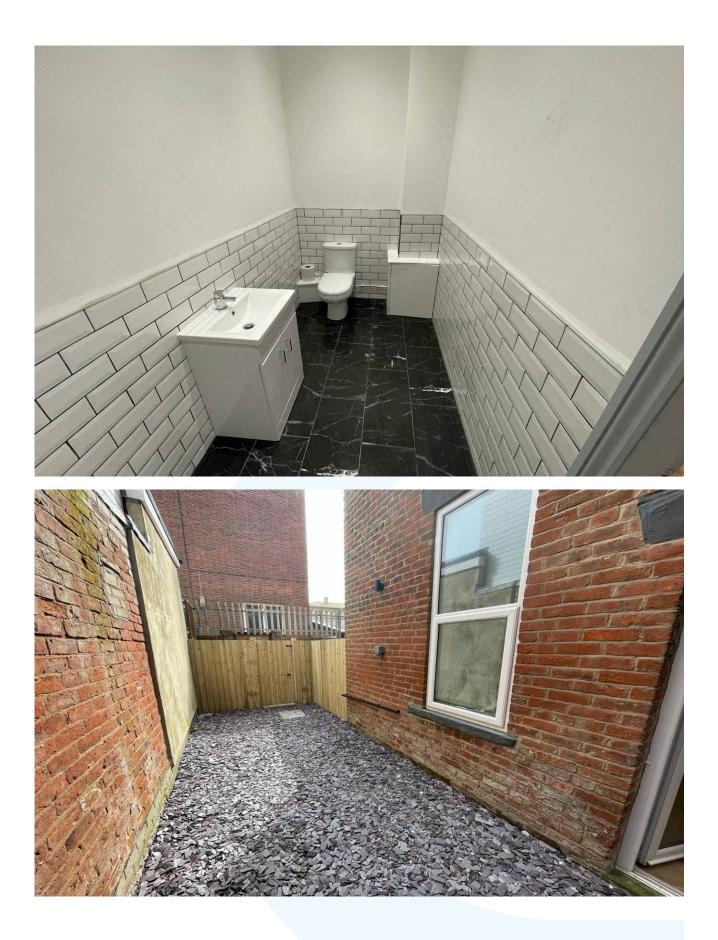
Misrepresentation Act 1967. Duxburys Commercial, as agents for the vendor or, as the case may be, lessor (the "Vendor") and for themselves, give notice that; (1) These particulars are provided merely as a general guide to the property. They are not and shall not hereafter become part of any other contract. (2) The Statements herein are made in good faith without any responsibility whatsoever on the part of the Vendor.") Duxburys Commercial or ther "arewants. It is for the purchaser of as the case may be the Lesses (the "Purchaser") to satisfy himself by inspection or otherwise as to their accuracy and fulfiliness, 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) 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.







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 whatsover on the part of the Vendor. Ducturys Commercial or their "sevents. 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 f fulfiness, 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 not its servants has any authority, express or implied, to make or give any representations or warranties in respect of the property. (4) Nothing in these particulars schudz 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 timeseltguations 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.





Act 1967: Du xburvs Co r (the nd for th

 Aller generation Act 1967: Duckurys 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 merciliable to the property. They are not and shall not hemselve become part of any contract.

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

 (3)
 The Vendor does on make or give and neither Duxburys Commercial nor this 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 Sait, 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.

 (6)
 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.

 (6)
 Nothing in these not made any inversignations in 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.

 </taburchaser (2)</td>





Act 1967: Du nys Co

 Misrepresentation Act 1967: Ducturys 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 provide mercily as a general quide 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, Ducburys Commercial or their servants. Its for the purchaser as the case may be the Lessee (the "Purchaser") to satisfy hinself by inspection or otherwise as to their accuracy and fullenes, 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.

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