

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



**Duxburys
Commercial**

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

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.

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:

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 - (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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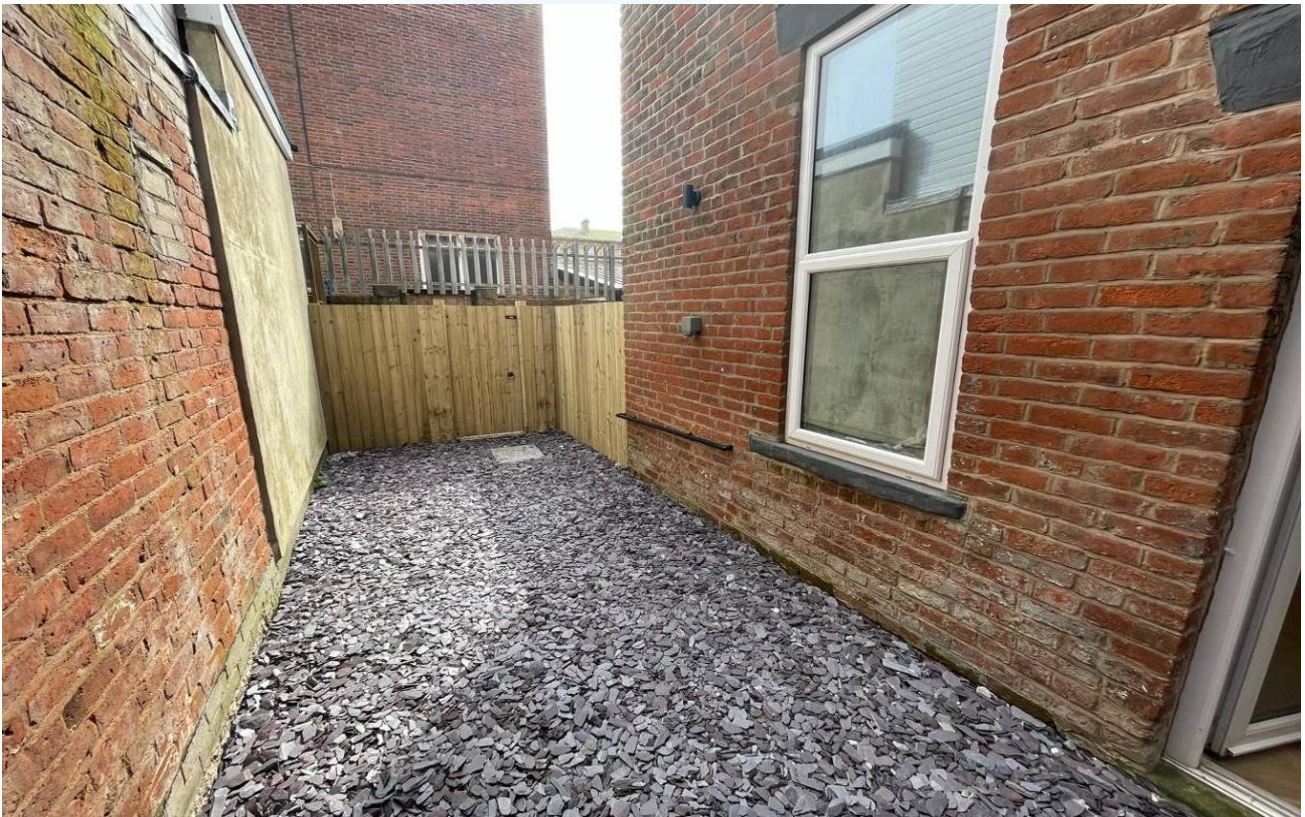


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