

# FOR LEASE

KIOSK  
134 PROMENADE  
BLACKPOOL  
LANCASHIRE  
FY1 1RA

- LOCK UP KIOSK
- PARTIALLY EQUIPPED ICE CREAM / DESSERT TAKEAWAY
- LOCATED ON BLACKPOOL PROMENADE
- RECENTLY REFURBISHED
- GIA: 228 SQ FT APPROX
- BENEFITS FROM A WEALTH OF PASSING PEDESTRIAN AND VEHICLE TRADE
- MASSIVE POTENTIAL

RENTAL: £10,000 PA EXC

INGOING: OFFERS INVITED



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

## LOCATION

This kiosk premises occupies a strong trading location next to Fubar's Rum Bar and opposite North Pier Tram Stop within the town centre of Blackpool. It is located on the Promenade and within walking distance of Blackpool's wealth of tourist attractions and amenities. The position also benefits from a wealth of passing pedestrian and vehicle trade and is located close to the bottom of Queens Street & Queens Square.

## DESCRIPTION

This lock up kiosk comprises:

- Partially equipped ice cream/dessert takeaway
- Roller shutter for security
- Approx 228 sq ft
- Located on Blackpool Promenade
- Benefitting from a wealth of passing pedestrian and vehicle trade

Please note that there is no WC at the premises.

## ACCOMMODATION

Average depth: 5.3 m

Average width: 4.0 m

**GIA approx 21.2 SQ M / 228 SQ FT**

All measurements are approximate.

## LEASE TERMS

Available by way of assignment of the existing 5 year lease which commenced on 19/5/23. A copy of the lease is available on request.

## BUSINESS RATES

We are informed that small business rate relief will apply to qualifying tenants. All parties are advised to make their own enquiries directly to Blackpool Council.

## 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

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

## INVENTORY

- All signage including illuminated main sign (Electricity smart meter installed)
- A0 advertisement frame (double sided)
- Steel bin
- 3 x steel tables
- Drinks display fridge
- Donut fryer + utensils
- Double fryer
- Marble top prep counter with storage
- Hand wash sink
- Main sink
- Under counter fridge
- Fridge/freezer
- 3 x stainless steel storage shelves
- Spare: ice cream tubs, spoons, forks, slush cups, packaging, cones.
- Spare utensils

This list has been provided by the current tenant and is not exhaustive. Nothing has been tested by the agent and it is up to any interested parties to make their own enquiries.

## VIEWINGS

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

[adam@duxburyscommercial.co.uk](mailto: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

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(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.

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