



Retail / Leisure opportunity

**THE BASEMENT,
26-32 CHURCH ST,
BLACKPOOL, FY1 1EW**

Prime position close to Blackpool Tower

23,396 sq ft
(2,173.5 sq m)

LOCATION

The subject property occupies a high profile position with frontages to Church Street, Market Street and Corporation Street in the heart of Blackpool's prime retail core.

Nearby occupiers include MFA Bowling, Revolution Bar, Las Iguanas and Nando's.

Directly to the rear of the property there is a 241 space multi-storey car park. The property is also in close proximity to the iconic Blackpool Tower and Winter Gardens Theatre.

- UK's most popular seaside resort with 19 million visitors in 2021
- Prime location between the Winter Gardens and Blackpool tower
- Bound by Market St, Corporation St, West St & Church St
- Tourism economy worth £1.6 billion
- Blackpool Illuminations attract 3 million visitors per year, extending the season



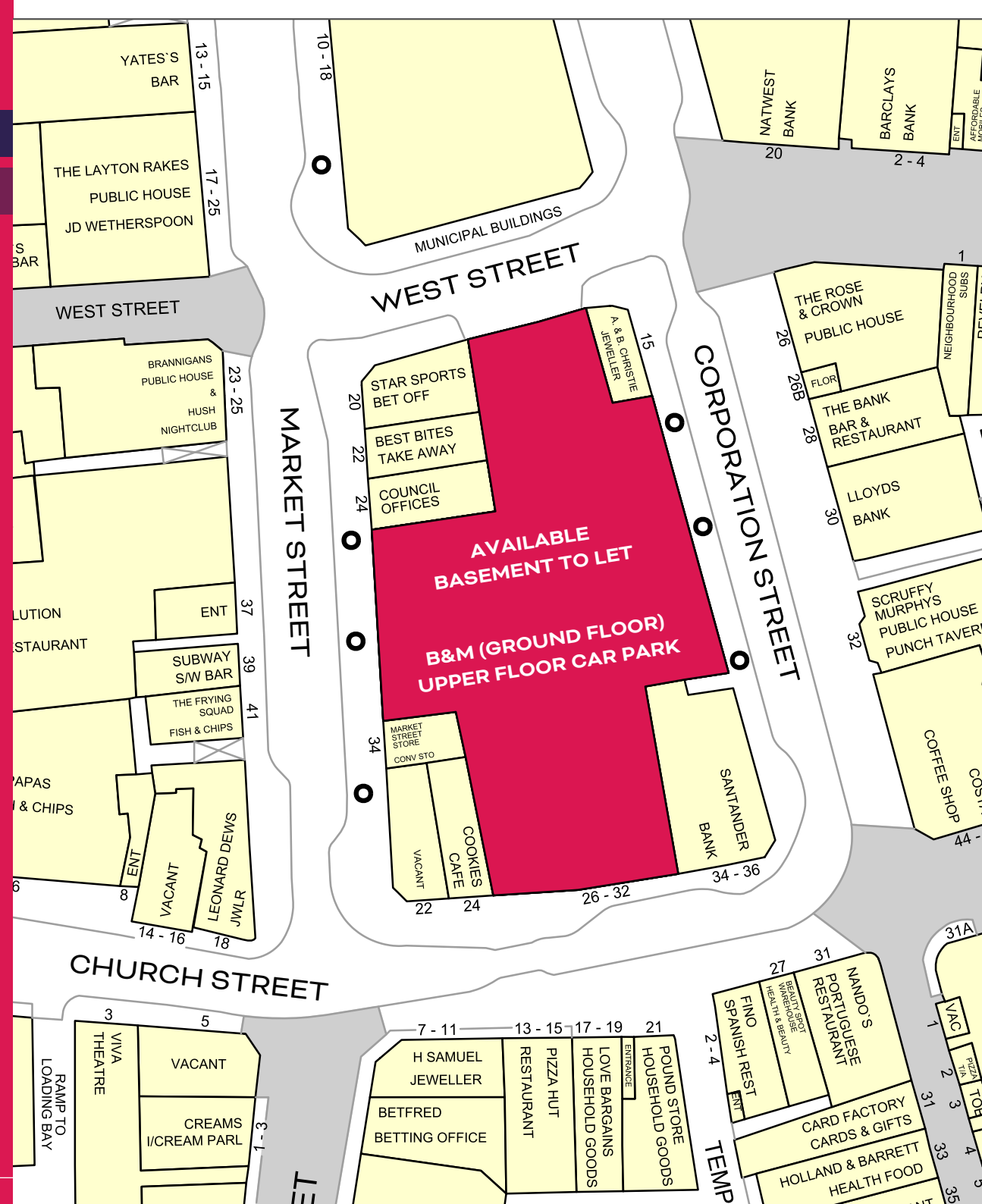
ACCOMMODATION

The property is arranged over the ground floor and basement comprising the following approximate Gross Internal Areas:

	SQ FT	SQ M
BASEMENT	22,568	2,096.6
GROUND	828	76.9
TOTAL	23,396 GIA	2,173.5 GIA

Floor to ceiling height of 4.55 metres.

(Note : Additional space at 1st floor could also be included of 5,893 Sq Ft)





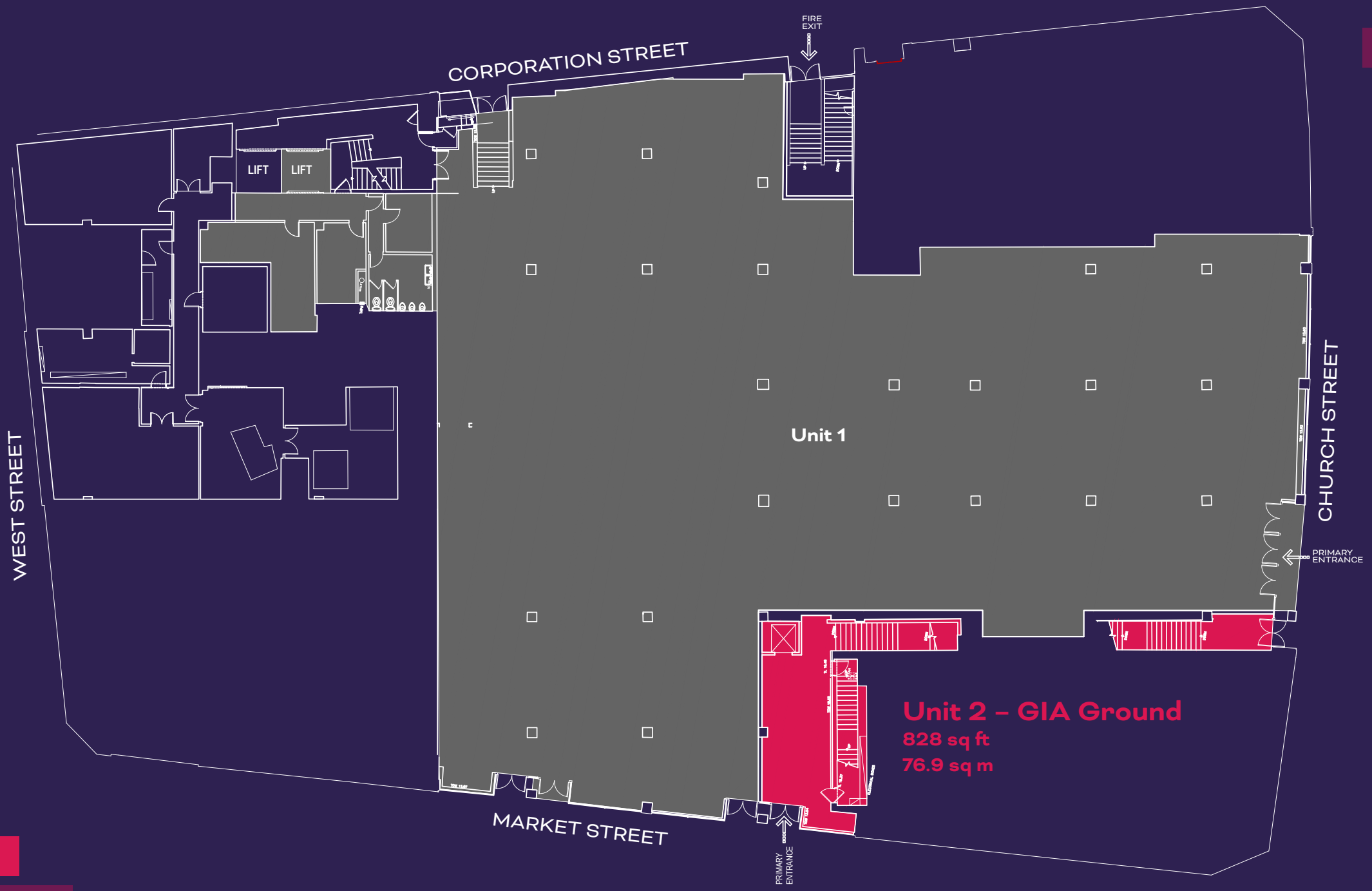
ADDITIONAL ENTRANCE/
FIRE ESCAPE

Unit 1

Unit 2 - GIA Basement

22,586 sq ft

2,098.3 sq m



Unit 1

Unit 2 - GIA Ground
828 sq ft
76.9 sq m

WEST STREET

CORPORATION STREET

CHURCH STREET

MARKET STREET

LIFT

LIFT

FIRE EXIT

PRIMARY ENTRANCE

PRIMARY ENTRANCE



FURTHER INFORMATION

Rent

On Application.

Tenure

The property is available as a whole or in part by way of a new effectively full repairing and insuring lease(s) on terms to be agreed.

Various sub-division options are available. For further information, please contact the letting agents.

Rates

The premises will require re-assessing for rating purposes.

Interested parties are advised to make their own enquiries with the local rating authority for an accurate assessment and information regarding any relief which may be available.

Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction.

EPC

Available on request.

For more information please contact the agents:

Sixteen.

sixteenrealestate.com

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Designed by:

 **Blaze
Marketing**

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