



LANDMARK SEAFRONT BUILDING

NEW RETAIL / RESTAURANT / BAR DEVELOPMENT > UNITS TO LET FROM 1,500-6,000 SQ FT

MARKET STREET BLACKPOOL

**TURTLE BAY
NOW OPEN**



UNIT 1 PRE-LET TO

Turtle Bay
Caribbean social

CLOSE TO BLACKPOOL



SCHEME ANCHORED BY
FORSHAW HOTEL



FORSHAW
HOTEL

EXTERNAL SEATING AVAILABLE

NEARBY OPERATORS INCLUDE:

WALKABOUT



COOKHOUSE + PUB



las **IGUANAS**



Bella Italia
A taste of Italy for 25 years



REVOLUTION



BLACKPOOL KEY STATISTICS



Resident catchment population
568,119



Shopper population
123,275



18.2m tourism visits made by day visitors to Blackpool
(Global Tourism Solutions (UK))



Above average population for age groups 15 to 25 and 25 to 34



New tramway terminal including retail & offices next to Blackpool North Train Station



Spend from core catchment
£200m



3 million visitors per year to Blackpool Illuminations



Tourism economy worth
£1.6bn



New £28 million Winter Gardens and Conference Centre



Annual expenditure for dining out
£30m

Barrow in Furness

Lancaster

BLACKPOOL

Preston

Southport

Bolton

LIVERPOOL

LIVERPOOL JOHN LENNON AIRPORT

Warrington

Llandudno

Rhyl



- **£300m** of Government levelling up fund is going into Blackpool and that includes the **£40m relocation of Blackpool's Court Building** which will unlock ambitious town centre plans to include Blackpool Central, a year round leisure scheme to include a new heritage quarter, 1,300 space MSCP, 3 entertainment centres, a hotel, artisan food hall and associated events space.

The scheme overseen by **Nikal and Media Invest Entertainments** will be a game changer for the town significantly increasing existing annual visitors numbers of **19 million**.

- The proposed **northern Eden project** is earmarked for Morecambe which will bring more people to the area, inevitably including Blackpool.

↑ To Bispham, Cleveleys & Fleetwood

↓ To South Shore Pleasure Beach & Lytham St Anne's

- **Located fronting the Promenade** which has recently undergone a **£100m** refurbishment.
- The site is **adjacent to North Pier** and a proposed **Brewers Fayre Restaurant** and **150 bed Premier Inn**.
- The units **benefit from existing premises licence** and **A3/A4** consent.
- **Blackpool attracts approximately 18.2 million visitors per year** and is ranked in the **top 5 most visited towns in the UK** by tourist numbers.
- **Total visitor spend in Blackpool totalled £1.6bn**.

Talbot Gateway - 1.1m sq ft commercial scheme

- **120,000 sq ft Sainsbury's**
- **Town centre event space**
- **650 space car park**
- **Upgraded Blackpool North train station**
- **£6m highways improvement**
- **40,000 sq ft ground floor retail, restaurant and leisure space**
- **New 144 Bed Holiday Inn opening Summer 2023 with a new Marco Pierre White restaurant**



BLACKPOOL NORTH STATION

Sainsbury's

BLACKPOOL CENTRAL LIBRARY

BLACKPOOL COUNTY COUNCIL

TALBOT ROAD

£22M EXTENSION OF BLACKPOOL TRAMWAY FROM PROMENADE TO BLACKPOOL NORTH RAIL STATION

MARKET STREET • TALBOT SQUARE
BLACKPOOL

MARKET STREET

CORPORATION STREET

GRAND THEATRE

A584

CHURCH STREET

LIGHTPOOL - WORLD FAMOUS ILLUMINATIONS (SEPT - DEC) 3M PEOPLE PA

BLACKPOOL WINTER GARDENS (TOP CLASS VENUE FOR WEST END MUSICALS) PROPOSED NEW £25M CONFERENCE AND EXHIBITION CENTRE

HOUNDSHILL SHOPPING CENTRE

BLACKPOOL TOWER



MARKET STREET • TALBOT SQUARE

BLACKPOOL

AN ILLUMINATING EXPERIENCE



Blackpool North Station
10 minutes walk with trains
to Preston, Manchester
& the North West



High quality
retailers providing
an immediate
shopping experience



287,845 people
are within a
20 minute drivetime
of the town



Nearby attractions
including Pleasure Beach,
Blackpool Tower, North Pier,
Madame Tussauds &
the Sealife Centre





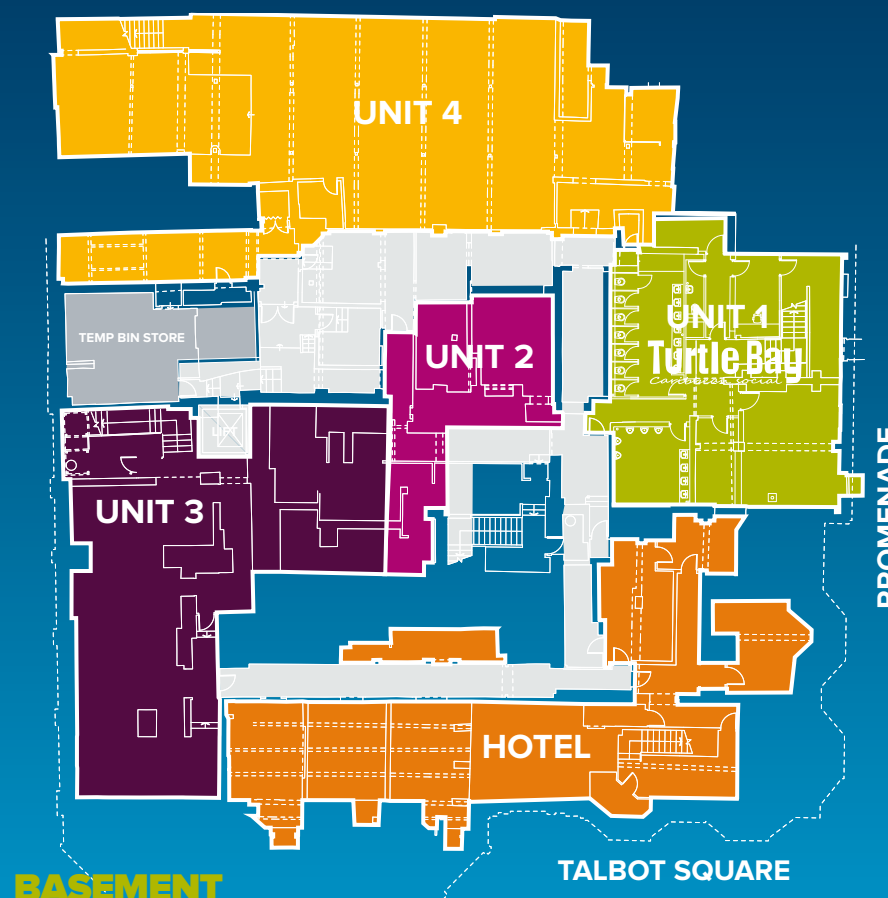
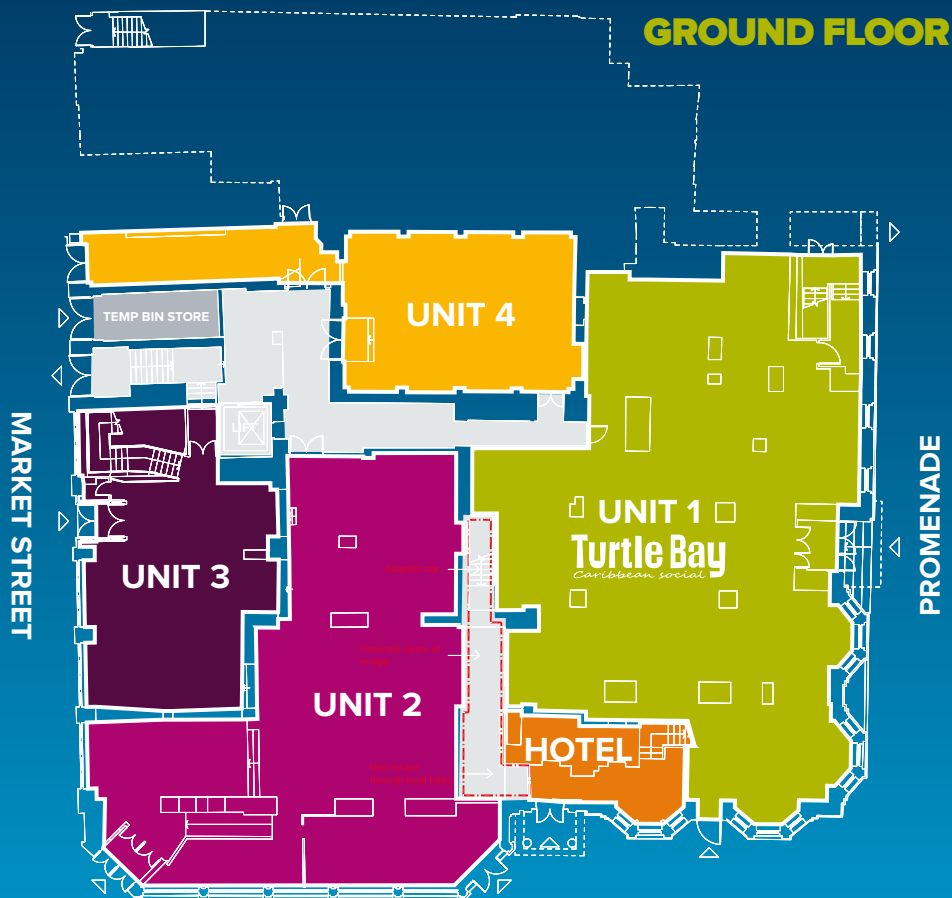
DESCRIPTION

- Units are available below the Forshaw Hotel on Market Street and the Promenade in the heart of Blackpool's leisure district. The very prominent, former, Clifton Hotel now rebranded as Forshaw Hotel, is part of the Brook Group.
- Ground floor and basement are vacant and following strip out, units will immediately be available for tenant fit-out.
- Refurbished units will be provided to shell specification with capped off services suitable for restaurant/bar/retail uses.

SCHEDULE OF AVAILABILITY

The premises will provide the following approximate indicative areas on a gross internal floor area:

	Ground Floor		Basement	
Unit 1 - Let to Turtle Bay	4,887 sq ft	454 sq m	2,335 sq ft	217 sq m
Unit 2	3,283 sq ft	305 sq m	861 sq ft	80 sq m
Unit 3	1,485 sq ft	138 sq m	2,508 sq ft	233 sq m
Unit 4	1,496 sq ft	139 sq m	3,767 sq ft	350 sq m





MARKET STREET • TALBOT SQUARE
BLACKPOOL

TERMS

New leases are available on effective full repairing and insuring terms. The rent per annum is available on application.

PLANNING

The Ground Floor and Basement benefits from a premises licence and A3 / A4 consent within the Town & Country Planning (Use Classes) Order 1987 (as amended).

EPC

Currently being assessed and a new EPC will be available after the refurbishment works.

SEATING

External seating available by way of a licence agreement.

FURTHER INFORMATION

For further information please contact the joint letting agents.

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