

# Blakey Moor Terrace

FOOD & DRINK OPPORTUNITY

The historic Blakey Moor Terrace, directly opposite King George's Hall – Lancashire's premier entertainment venue - has been lovingly restored and reinvented; fusing history with cutting edge design to create a new landmark hospitality venue.



# Blakey Moor Terrace

From new shops, restaurants, cinema complex and a vibrant arts scene, there's plenty going on in Blackburn and we genuinely can't wait to show you.

The completion of Blakey Moor Terrace marks the next exciting opportunity, and we are looking to welcome a new restaurant and bar into the heart of our £50 million Cultural Quarter.

Delivered by Blackburn with Darwen Borough Council in partnership with the National Lottery Heritage Fund and award winning architect Group Ginger, high-quality materials and finishes have been used throughout.

Careful curation of structural works has enabled the creation of a dramatic two-storey volume and impressive mezzanine.

A stunning new curved extension introduces an elegant entrance, enhanced by six double-height windows. Generous timber bays and stepped signage boards along the front elevation, expertly crafted, add character and distinction.

Newly created outdoor spaces offer attractive alfresco areas that will add to the vibrancy of the Cultural Quarter.





## Specification

---

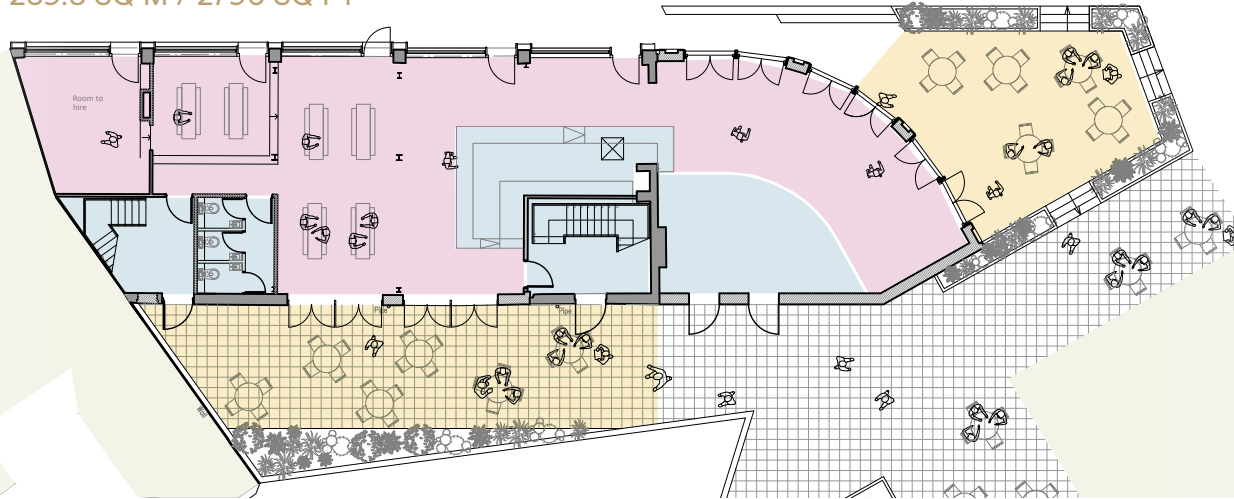
- Refurbished heritage building with new extension
- Two storey, single unit with a flexible layout, ready for commercial fitout
- Impressive double-height space with mezzanine
- Ideal for open kitchen and bar to ground floor
- Contemporary polished concrete and engineered Oak timber flooring
- Exposed steelwork and brick features
- Contemporary lighting design and fully fitted bathrooms
- High levels of natural daylight throughout
- Low-energy design, double glazed timber windows, insulated floors, LED lighting, zoned HVAC systems
- EPC rating A
- Heating and cooling via coil units or ceiling cassettes
- Integrated security shutters
- All mains services connected
- Two outdoor seating areas: landscaped terrace fronting new entrance and south-facing rear terrace with views to West Pennine Moors
- Capacity for additional pavement café licence area along the front elevation
- Enclosed bin store area



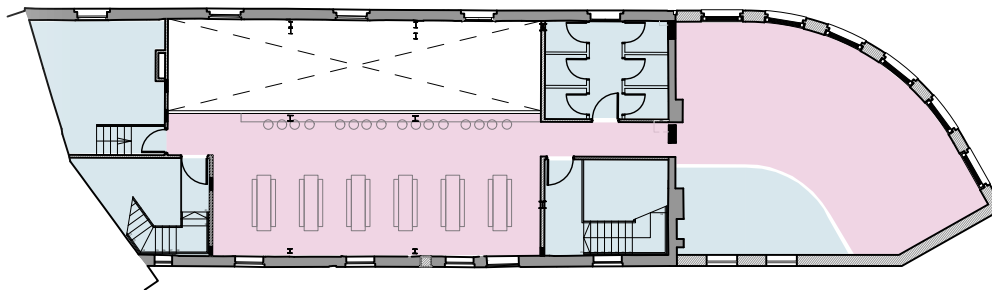
# Sizes and Layout



**GROUND FLOOR**  
259.8 SQ M / 2796 SQ FT



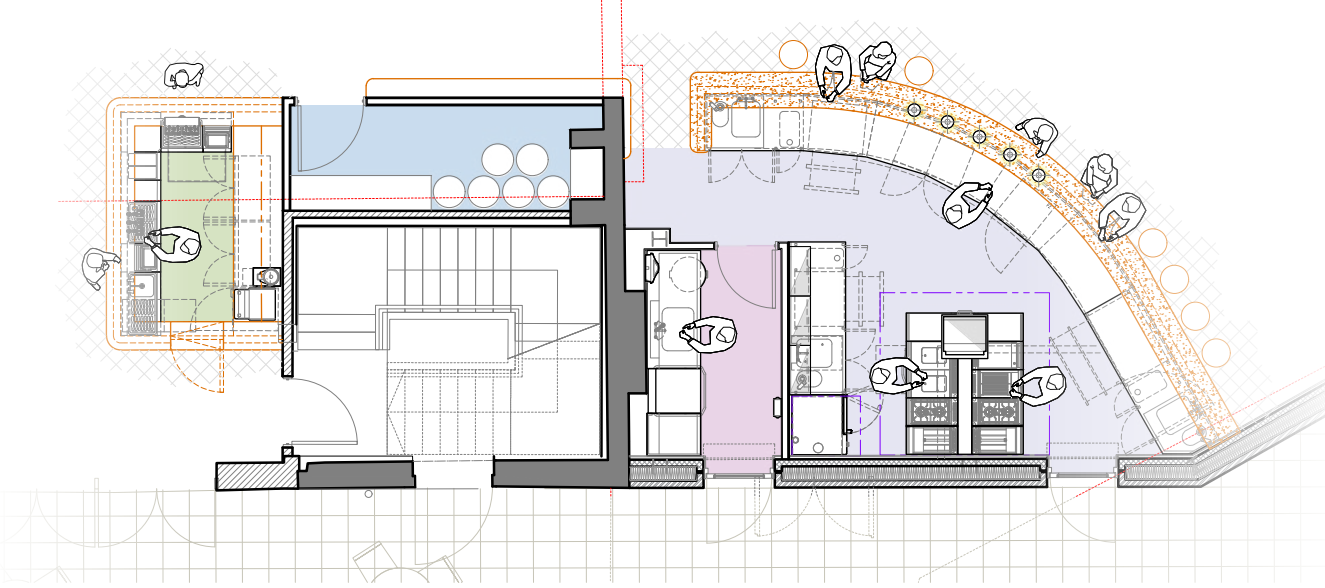
**FIRST FLOOR**  
212 SQ M / 2282 SQ F



AREA	NIA SQ FT	NIA SQ MT	GIA SQ FT	GIA SQ MT
Ground Floor	2220	206.2	2796	259.8
First Floor	1658	154	2282	212
<b>Total</b>	<b>3877</b>	<b>360.2</b>	<b>5853</b>	<b>543.8</b>
External	1400	130		



INDICATIVE KITCHEN & BAR LAYOUT



With huge potential for restaurant and bar



5853 sq ft of space suitable for a destination restaurant and bar  
1400 sq ft of outdoor seating area



# Location

11-27 Blakey Moor,  
Blackburn BB2 1LL

- 1 **Blakey Moor Terrace** – opportunity for F&B
- 2 **29 Blakey Moor** - small restaurant unit To Let
- 3 **3-7 Blakey Moor** - under refurbishment for F&B, completed 2025
- 4 **Victoria Building** – under development for learning & skills hub, completion 2026
- 5 **Blakey Moor Building** – planned mixed use development
- 6 **Blackburn Central Library**
- 7 **King George's Hall**
- 8 **Blackburn Sports & Leisure Centre**
- 9 **Reel Cinema**
- 10 **Akbar's restaurant** – the King of Curry
- 11 **Ribblesdale Tap** – local brewery tap room
- 12 **The Blackburn Times** – traditional public house
- 13 **Istanbul Restaurant** – authentic Turkish restaurant
- 14 **16th Street** – gourmet burger restaurant
- 15 **M&S**
- 16 **The Mall Shopping Centre**



During major construction, Summer 2023



## Ideally located in Blackburn's new £50 million Cultural Quarter

Just a minutes walk from Blackburn's busy Mall Shopping Centre, Blakey Moor Terrace is directly across from King George's Hall, a 3,000-capacity theatre attracting 90,000 visitors annually. Adjacent is the new 8 screen Reel Cinema and the borough's largest Sports and Leisure Centre.

Blackburn College and University campus, with 5,000 students, anchors the street, making this the cultural, educational and entertainment hub for Blackburn's 154,800 residents and wider catchment of 350,000, with a potential £163,000 million annual spend on food and beverage.

The growing food and drink scene around the Cultural Quarter is enhancing Blackburn's reputation as a destination for leisure, retail and business. Collaborative projects have revitalised historic buildings for creatives such as The Making Rooms, Prism Contemporary Studios & Gallery, Uncultured Creatives, The Bureau Centre for the Arts and Blackburn Museum and Art Gallery, making the area a hotspot for the creative community and a host of events and happenings.

There are around 700 pay-and-display car parking spaces as well as on street parking nearby. Blackburn has excellent transport links, with three M65 junctions providing quick access to Preston, Burnley and the rest of Lancashire, M61, M66 and the M6. The A666 corridor connects from Bolton, Greater Manchester, Yorkshire and the Ribble Valley. The town's public transport network includes rail services to Clitheroe, Rochdale, Preston, York, Blackpool and Manchester.



# Unique Opportunity

To support the continued growth of Blackburn's Cultural Quarter, we are seeking a quality restaurant and bar that will complement the existing mix of food, drink and leisure.

Blackburn with Darwen Borough Council offers attractive rental incentives and flexible terms for a well-established and reputable operator.

Contact **Caroline James** at Trevor Dawson **01254 681133** [caroline@tdawson.co.uk](mailto:caroline@tdawson.co.uk) to arrange a viewing.

visit [discoverbwd.com](https://discoverbwd.com)

"I'd had my eye on Blackburn for some time and when the opportunity came up, I knew we could do something exceptional here – something that will bring in people from miles around."

**Shabir Hussain**, owner of Akbar's.

Blackburn restaurant opened March 2024



Blackburn  
WITH Darwen



group ginger