

373
sq.ft

PROMINENT TOWN CENTRE RETAIL UNIT

373 sq.ft (35 sq.m)

- Close proximity to the seafront, with Clifton Street forming a pedestrian route from the North Pier to the railway station
- Town centre location



56 Clifton Street, Blackpool, Lancashire, FY1 1JP



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DESCRIPTION

The premises provides a single ground floor lock up shop with WC at the rear.

ACCOMMODATION

Internal Width	17' 3"	5.26 m
Depth	21' 8"	6.61 m
SALES AREA	373 Sq.ft	35 Sq.m

LOCATION - FY1 1JP

Situated just off Blackpool's prime retail pitch, the premises is within close proximity to the seafront, with Clifton Street forming a pedestrian route from the North Pier to the Blackpool North railway station. Occupiers in close vicinity include Santander Bank.

A £3 million regeneration of the Clifton Street area is due to commence, revamping the site which sits across from Blackpool Town Hall, the North Pier and also the seafront promenade. This includes a 26,000 sq.ft leisure and retail project on the conservation area site over the road from Talbot Square. Tenants lined up include T.G.I. Friday's; Cosmo, the Pan Asian banquet chain; and supermarket giant Tesco.

SERVICE CHARGE & INSURANCE

This unit participates in a service charge scheme. The Landlord will insure the premises the premiums to be recovered from the tenant.

SERVICES

All mains services are available.

ENERGY PERFORMANCE

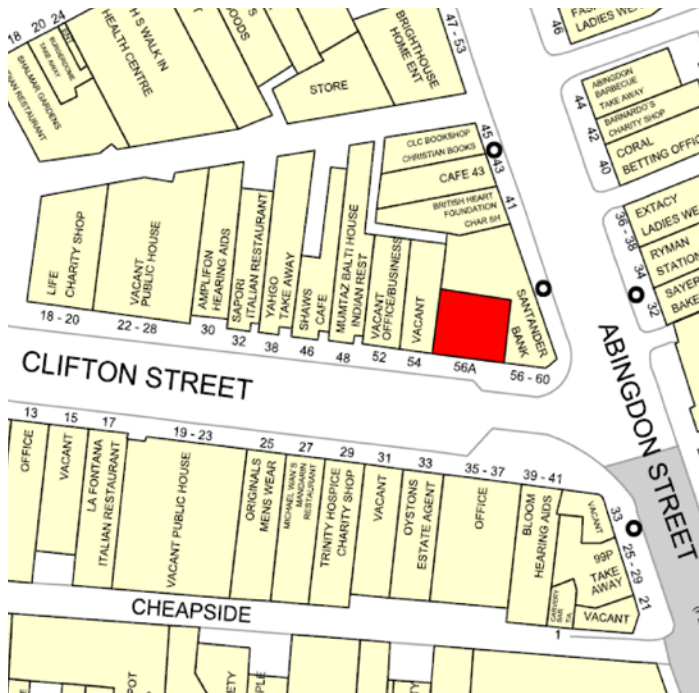
Further information available upon request.

PLANNING

It is the incoming tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

LEGAL COSTS

Each party is responsible for their own legal costs in connection with the granting of a lease.



VIEWING

Strictly via prior appointment with the appointed agents:



Dan Wild

E: danwild@wildcp.co.uk

Natalie Hughes

E: nataliehughes@wildcp.co.uk



Ian Lloyd

M: 07741 726428

E: ILloyd@lcpproperties.co.uk