



LANDMARK SEAFRONT BUILDING NEW RETAIL / RESTAURANT / BAR DEVELOPMENT > UNITS TO LET FROM 1,600 - 6,000 SQ FT

MARKET STREET BLACKPOOL



MOST VISITED SEASIDE RESORT IN THE UK
(Source: Visit Britain)

CLOSE TO BLACKPOOL



SCHEME ANCHORED BY
IBIS STYLES HOTEL



EXTERNAL SEATING AVAILABLE

NEARBY OPERATORS INCLUDE:





BLACKPOOL KEY STATISTICS



Resident catchment population
568,119



Shopper population
123,275



14.56m 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



Record number of train and tram passengers in 2016 - 1 million in-bound journeys



Spend from core catchment
£200m



3.5 million staying in Blackpool generating **9.3 million** bed nights



Tourism economy worth **£1.4bn** (2016)



Development projects for Blackpool in the next 2 years total approx. **£200m** including £7m road and £22m Tram and Promenade improvements



Annual expenditure for dining out **£30m**

BARROW IN FURNESS

LANCASTER

BLACKPOOL

PRESTON

SOUTHPORT

BOLTON

LIVERPOOL

LIVERPOOL

LLANDUDNO

RHYL





THE PROM

- 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 17 million visitors per year and is ranked in the top 5 most visited towns in the UK by tourist numbers.
- In 2016 total visitor spend in Blackpool totalled £1.4bn.

↑ To Bispham, Cleveleys & Fleetwood

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

NORTH PIER

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

BLACKPOOL CENTRAL LIBRARY

BLACKPOOL COUNTY COUNCIL

Sainsbury's

BLACKPOOL NORTH STATION

TALBOT ROAD

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

BLACKPOOL TOWER

HOUNDSHILL SHOPPING CENTRE



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



257,000 people
are within a
20 minute drivetime
of the town



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





BrightHouse

Santander

SKIPTON BUILDING SOCIETY

Santander

LLOYDS BANKING GROUP

Perfect Home

M&S

Premier Inn

Brewers Fayre

Nationwide

BARCLAYS

NatWest

Thomson

Thomas Cook

LLOYDS BANKING GROUP

Santander

Nando's
Bella Italia

poundworld

Pizza Hut

wilko

Subject Property

E22M EXTENSION OF BLACKPOOL TRAMWAY FROM PROMENADE TO BLACKPOOL NORTH RAIL STATION

wetherspoon

REVOLUTION

las IGUANAS

Vegas Diner

QUEENS

TORNABOUT

TALBOT ROAD

CLIFTON STREET

CHEAPSIDE

BIRLEY STREET

CORPORATION STREET

WEST STREET

MARKET STREET

QUEENS SQUARE

THE STRAND

TALBOT SQUARE

PROMENADE

PROMENADE

CHURCH STREET

CORONATION

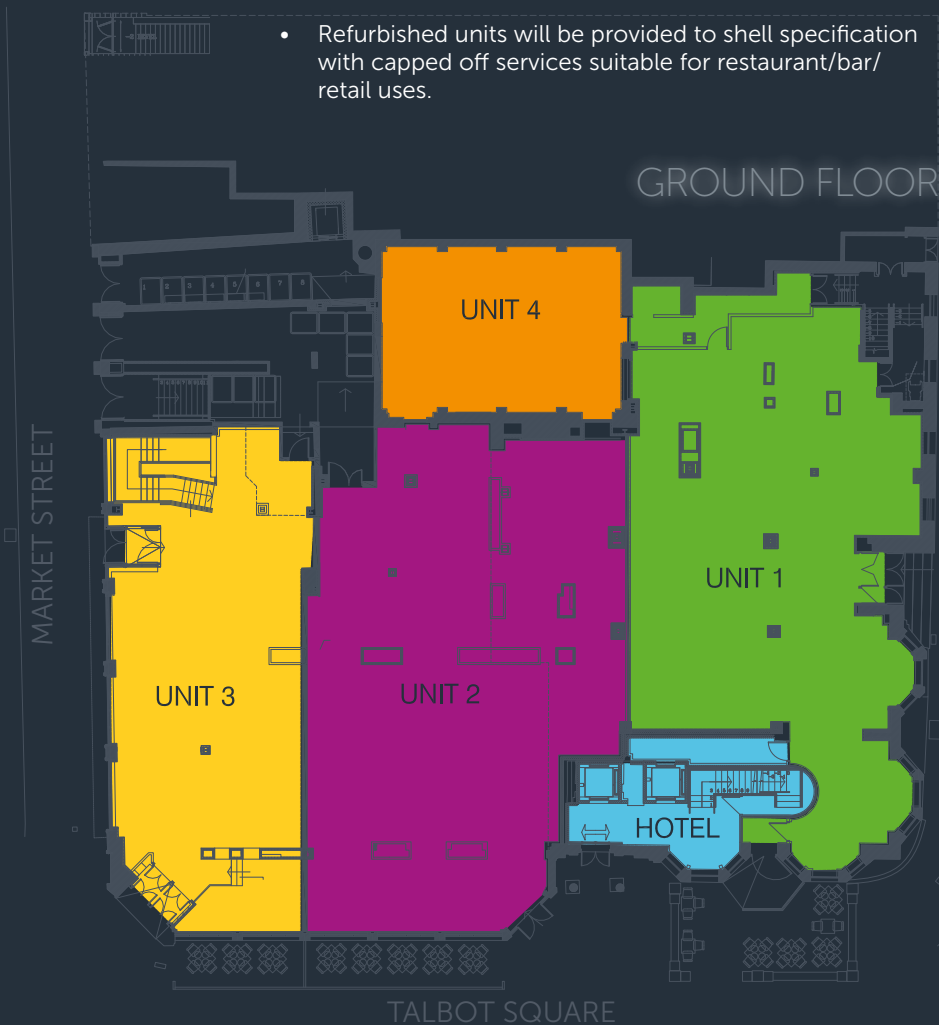
CHURCH STREET

PROMENADE



DESCRIPTION

- Units are available below the 'IBIS Styles' Hotel on Market Street and the Promenade in the heart of Blackpool's leisure district. The very prominent, former, Clifton Hotel now rebranded as IBIS Styles, is part of the global £4.4 billion Accor 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.

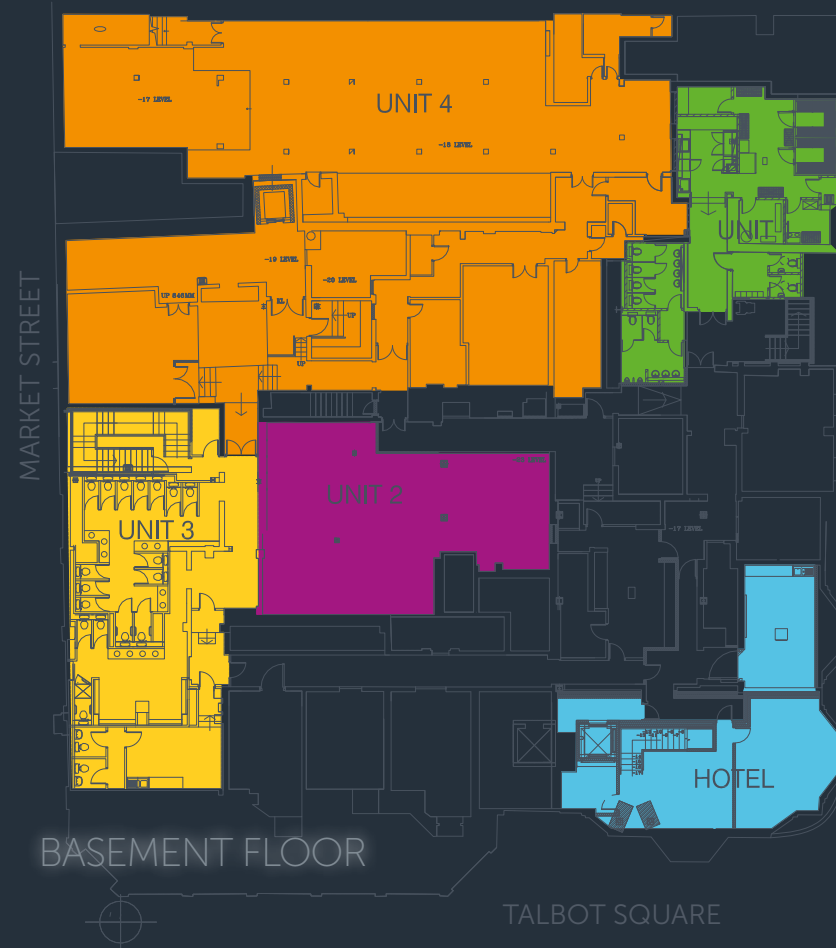


SCHEDULE OF AVAILABILITY

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

	Ground Floor (sq ft)	Basement (sq ft)
Unit 1*	3,530	1,205
Unit 2*	3,875	1,432
Unit 3*	2,529	1,927
Unit 4*	1,109	6,168

*Units can be amalgamated, or created to suit individual occupiers' needs.





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).

EPCs

Currently being assessed and new EPC's 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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