

FOR LEASE UNDER RE-DEVELOPMENT

**GROUND FLOOR PREMISES
29 QUEEN STREET
BLACKPOOL
LANCASHIRE
FY1 1NL**

- GROUND FLOOR (SOON TO BE REFURBISHED) COMMERCIAL PREMISES
- LOCATED IN BLACKPOOL TOWN CENTRE
- POTENTIAL BAR / RESTAURANT PREMISES OR RETAIL UNIT (& ALTERNATIVE USES) - STPP
- ALL INTEREST & ENQUIRIES ARE INVITED
- OPPOSITE A WETHERSPOONS AND CLOSE TO WALKABOUT
- CLOSE TO BLACKPOOL PROMENADE & BLACKPOOL NORTH TRAIN STATION
- VIEWING ESSENTIAL

RENT: £9,750 PER ANNUM EXCLUSIVE



**Duxburys
Commercial**

Unit 8, Metropolitan Business Park, Blackpool, Lancashire, FY3 9LT
t: 01253 316919 e: enquiries@duxburyscommercial.co.uk
f: 01253 765260 w: www.duxburyscommercial.co.uk

QUEEN STREET BLACKPOOL

LOCATION / DESCRIPTION

This ground floor, commercial premises is located in the heart of Blackpool's town centre and benefits from a wealth of local and tourist trade. Queen Street is located just off the Promenade and provides ease of commuting by vehicle, taxi or bus throughout the town.

The unit is located on the same road as national operators such as Walkabout and Wetherspoons and is located within walking distance of various tourist attractions including Blackpool Tower and the Winter Gardens. The ground floor premises is also close to Blackpool North Train Station and the soon to be constructed new Tram Station.

The premises is suitable for various uses, subject to planning permission. The premises provide an open plan area with WC's to the rear.

The premises are under construction and a completion date is soon to be provided by the owner.

DIRECTIONS

Proceed down Queen Street and the property can be seen on the left hand side, opposite Wetherspoons.

ACCOMMODATION

Ground Floor:

Approximately 900 sq ft

EPC

TBC

BUSINESS RATES

Small Business Rate Relief may apply here to applicable occupants/tenants as the Rateable Value is £7,600 pa. This is not the amount you pay but is used to calculate rates payable.

LEASE/LLEGAL FEES

A new effective FRI lease is available with terms to be negotiated.

The oncoming tenant is to be responsible for the landlords legal fees incurred in the transaction. Quote to be provided.

VAT

All prices quoted are exclusive of VAT but may however be subject to VAT at the prevailing rate.

VIEWING ARRANGEMENTS

Via prior appointment through Duxburys Commercial on 01253 316919.

Disclaimer/ Planning Disclaimer

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