

TO LET

37 QUEEN STREET
BLACKPOOL
LANCASHIRE
FY1 1NL

- LOCATED IN THE TOWN CENTRE
- RETAIL UNIT FORMERLY USED AS A BETTING SHOP
- COULD BE SUITABLE FOR VARIOUS USES SUBJECT TO PLANNING PERMISSION
- CLOSE TO BLACKPOOL PROMENADE/ BLACKPOOL NORTH TRAIN STATION
- VIEWING ESSENTIAL

RENT: £15,000 PER ANNUM EXCLUSIVE

YEAR 1: RENTAL INCENTIVE AT £12,000 PER ANNUM EXC



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

The retail unit 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 next to national operators such as Walkabout and is located within walking distance of various tourist attractions including Blackpool Tower and the Winter Gardens. The unit is also close to Blackpool North Train Station. The unit was formerly occupied by William Hill and is suitable for various uses subject to planning permission. The unit benefits from a roller shutter door and a basement for storage. The retail area is a good size and to the rear is storage and the ground floor also benefits from WC facilities.

DIRECTIONS

Proceed along the Promenade northwards and turn right at the traffic lights at North Pier onto Talbot Road. Continue along Talbot Road and then turn left down Abingdon Street and then turn left again onto Queen Street and the property can then be seen on the left hand side by way of a "To Let" board.

ACCOMMODATION

Basement	6.58 sq m
Ground floor retail area	86.06 sq m
Toilets	2.34 sq m
Ground floor staff room	13.54 sq m
Internal storage	0.88 sq m
Toilets	2.45 sq m
Basement	24.87 sq m

EPC

EPC rating: 78 category D

BUSINESS RATES

2017 RV: £10,250

LEASE/LEGAL FEES

A new 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.

VAT

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

VIEWING ARRANGEMENTS

Strictly via prior appointment through Duxburys Commercial on 01253 316919.

Disclaimer/ Planning Disclaimer

The sales particulars have been produced with information provided by the owner/occupier or landlord and are made in good faith without any responsibility whatsoever on the part of Duxburys Commercial. It is for the purchaser or as the case may be the lessee to satisfy themselves by inspection or otherwise, as to the accuracy or fullness of the information. They must not in entering into any contract or incurring costs or otherwise rely upon these particulars as statements or representations of facts. It is the responsibility of the tenant(s) / buyer(s) to make all relevant planning enquiries into planning permission. All planning enquiries to be made directly to the relevant authorities / planning department. No warranties are given by the agent in relation to planning



Misrepresentation Act 1967: Duxburys Commercial, as agents for the vendor or, as the case may be, lessor (the "Vendor") and for themselves, give notice that:
(1) These particulars are provided merely as a general guide to the property. They are not and shall not hereafter become part of any other contract.
(2) The Statements herein are made in good faith without any responsibility whatsoever on the part of the Vendor, Duxburys Commercial or their servants. It is for the purchaser or as the case may be the Lessee (the "Purchaser") to satisfy himself by inspection or otherwise as to their accuracy and if fullness, he must not in entering into any contract or otherwise rely upon these particulars as statements or representations of fact.
(3) The Vendor does not make or give and neither Duxburys Commercial nor its servants has any authority, express or implied, to make or give any representations or warranties in respect of the property.
(4) In the event of any inconsistency between these particulars and the Conditions of Sale, the latter shall prevail.
(5) Nothing in these particulars should be deemed to be a statement that the property is in good condition or that any of the facilities are in working order.
Note: Duxburys Commercial has not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air or water contamination. The purchaser is responsible in making his own enquiries in this regard.