



Planned
£3 million
regeneration of
Clifton Street
www.reco-build.com/clifton-street-blackpool/

TO LET

Prominent Town Centre Retail Unit

1,620 sq.ft (151 sq.m)

56-60 Clifton Street/Abingdon Street, Blackpool, Lancashire, **FY1 1JP**

- Ground Floor Sales area of 1,620 sq.ft (151 sq.m) with additional ancillary space on upper floors
- Town Centre Location
- Suitable for A1, A2, A3, and A5 use subject to planning
- Local occupiers include Nationwide, BHF, Coral and Rymans

DESCRIPTION

- Prominent corner with frontage onto Clifton Street & Abingdon Street
- Extensive glazing
- Ground floor sales
- Office/ancillary space to first and second floor
- Toilet facilities located on first floor

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 Nationwide, BHF, Coral and Ryman's.

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.



More information on the Clifton Street redevelopment available at: www.reco-build.com/clifton-street-blackpool/

RENT & RATES

Rent: £35,000. The property is elected for VAT Business Rates 2017/2018: £32,000.

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.

ENERGY PERFORMANCE

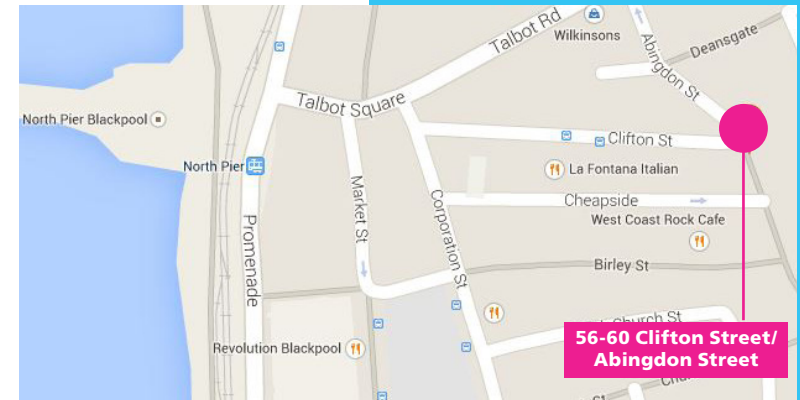
Further information available upon request.

PLANNING

A variety of uses can be accommodated within the shopping centre including, A1 Retail, A2 Financial Services, A3/A5 Restaurant and Takeaway (subject to planning) It is the ingoing tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

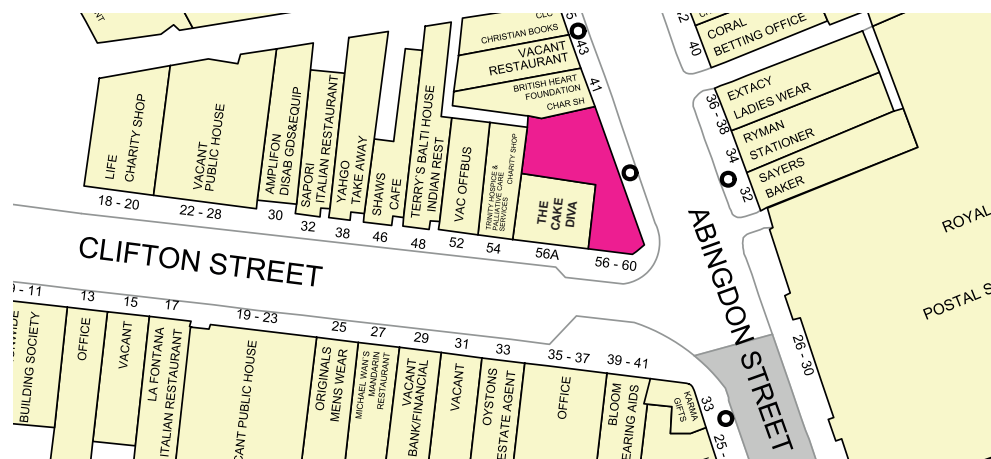
REFERENCES & LEGAL COSTS

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



AREAS (approx. NIA)

	Sq.ft	Sq.m
Ground Floor	1,620	150.47
First Floor	2,058	191.18
Second Floor	1,949	181.06
TOTAL AREA	5,627	522.71



VIEWING

Strictly via prior appointment with the appointed agent:

WILD
COMMERCIAL PROPERTY
01244 321 555
www.wildcp.co.uk

Dan Wild
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Mindy Bishop
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