



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:

**WALKABOUT**



las IGUANAS



**Bella Italia**  
♥ A taste of Italy for 25 years ♥



# 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



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

NORTH PIER

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

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

BLACKPOOL  
CENTRAL  
LIBRARY

BLACKPOOL  
COUNTY  
COUNCIL

Sainsbury's

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

HOUNDSHILL  
SHOPPING  
CENTRE

BLACKPOOL TOWER







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





MARKET STREET • TALBOT SQUARE  
**BLACKPOOL**

**WALKABOUT**

**BrightHouse**

**Santander**

**Santander**

**SKIPTON**

**LLOYDS BANKING GROUP**

**PerfectHome**

**M&S**

**Premier Inn**

**Brewers Fayre**  
as it should be

**Nationwide**

**BARCLAYS**

**NatWest**

**Thomson**

**Thomas Cook**

**LLOYDS BANKING GROUP**

**Santander**

**wilko**

**Nando's**  
**Bella Italia**

**poundworld**

**Pizza Hut**

**Subject Property**

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

**wetherspoon**

**REVOLUTION**

**las IGUANAS**

**Vegas Diner**



## DESCRIPTION

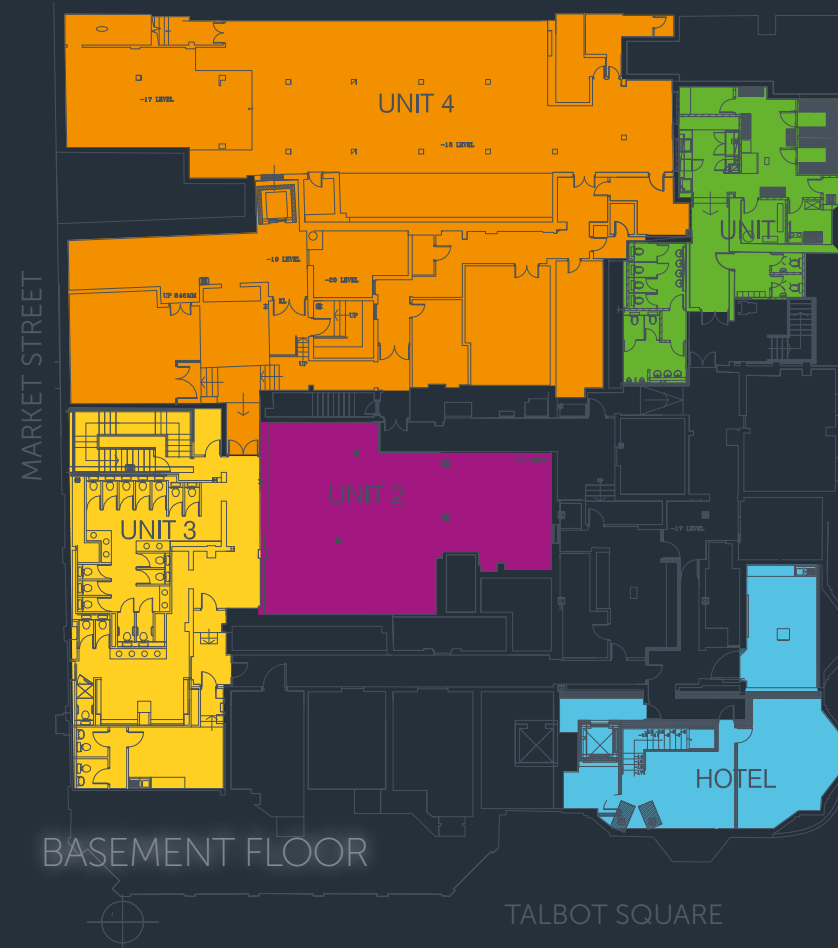
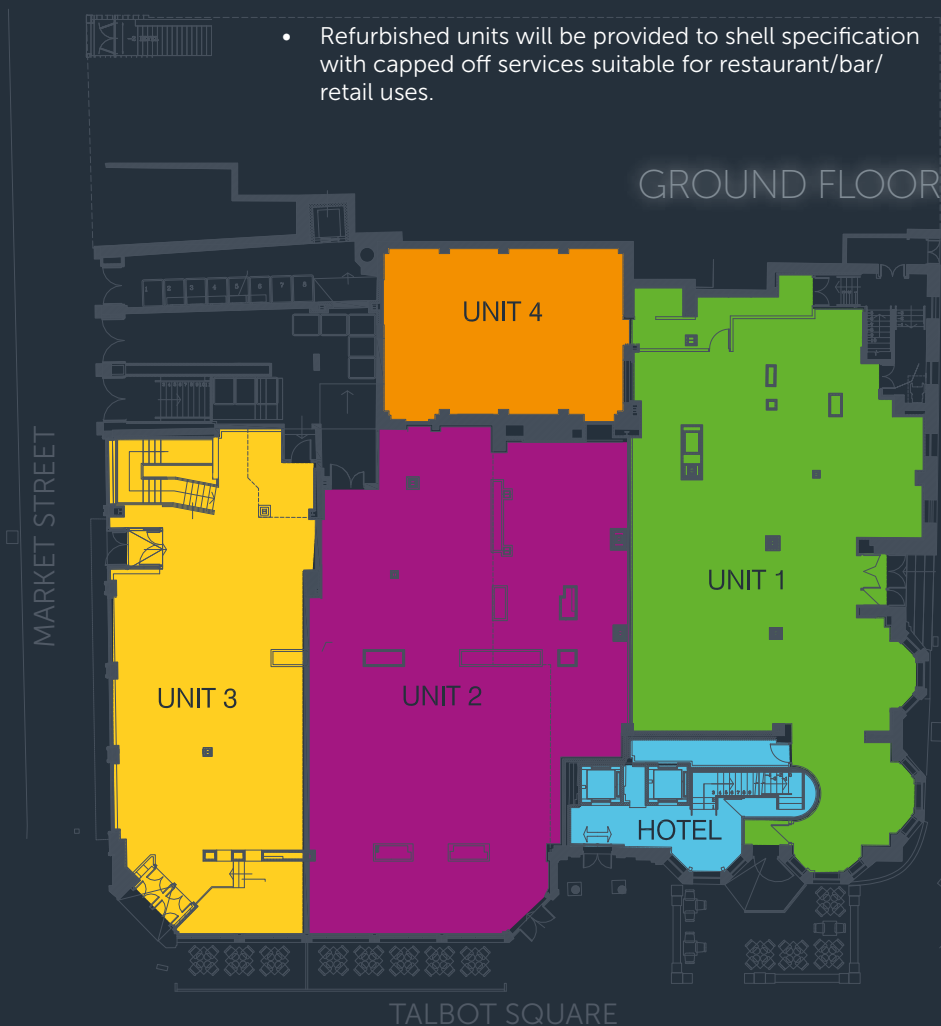
- Units are available below the 'IBIS Styles' Hotel on Market Street and the Promenade in the heart of Blackpool's leisure district. The very prominent, former, Clifton Hotel now rebranded as IBIS Styles, is part of the global £4.4 billion Accor Group.
- Ground floor and basement are vacant and following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