



LANDMARK SEAFRONT BUILDING

NEW RETAIL / RESTAURANT / BAR DEVELOPMENT > UNITS TO LET FROM 1,500-6,000 SQ FT

MARKET STREET **BLACKPOOL**

TURTLE BAY & STARBUCKS
NOW OPEN



UNIT 1 LET TO



UNIT 2 LET TO



CLOSE TO BLACKPOOL



SCHEME ANCHORED BY
FORSHAW'S HOTEL



EXTERNAL SEATING AVAILABLE

NEARBY OPERATORS INCLUDE:

WALKABOUT



COOKHOUSE PUB



Bella Italia
♥ A taste of Italy for 25 years ♥



wetherspoon



BLACKPOOL KEY STATISTICS



Resident
catchment
population
568,119



Shopper
population
123,275



Record
19m
visitors to
Blackpool
in 2021



Above
average
population
for age groups
15 to 25 and
25 to 34



New tramway
terminal
including retail & offices
next to Blackpool North
Train Station



Spend from
core catchment
£200m



3 million
visitors per year
to Blackpool
Illuminations



Tourism
economy worth
£1.6bn



New
£28 million
Winter Gardens and
Conference Centre



Annual
expenditure for
dining out
£30m

Barrow in Furness

Lancaster

BLACKPOOL

Preston

Southport

Bolton

LIVERPOOL

LIVERPOOL JOHN
LENNON AIRPORT

Warrington

Llandudno

Rhyl

- **£300m** of Government levelling up fund is going into Blackpool and that includes the **£40m relocation of Blackpool's Court Building** which will unlock ambitious town centre plans to include Blackpool Central, a year round leisure scheme to include a new heritage quarter, 1,300 space MSCP, 3 entertainment centres, a hotel, artisan food hall and associated events space.

- The proposed **northern Eden project** is earmarked for Morecambe which will bring more people to the area, inevitably including Blackpool.

- **Located fronting the Promenade** which has recently undergone a **£100m** refurbishment.
- The site is **adjacent to North Pier** and a Brewers Fayre Restaurant and 150 bed Premier Inn.
- The units **benefit from existing premises licence** and A3/A4 consent.
- **Record 19 million visitors** to Blackpool in 2021.
- **Total visitor annual spend in Blackpool totalled £1.6bn.**

Talbot Gateway - 1.1m sq ft commercial scheme

- 120,000 sq ft Sainsbury's
- Town centre event space
- 650 space car park
- Upgraded Blackpool North train station
- £6m highways improvement
- 40,000 sq ft ground floor retail, restaurant and leisure space
- New 144 Bed Holiday Inn opened Summer 2023 with a new Marco Pierre White restaurant





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



287,845 people
are within a
20 minute drivetime
of the town



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





MARKET STREET • TALBOT SQUARE
BLACKPOOL

TOBY ABOUT

BrightHouse

Santander

SUBJECT PROPERTY

Turtle Bay
Caribbean social



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

Premier Inn

COOKHOUSE + PUB

Nationwide

BARCLAYS

NatWest

wetherspoon

SKIPTON
BUILDING SOCIETY

Santander

LLOYDS BANKING GROUP

TUI Travel PLC

MARKET STREET

PerfectHome

M&S

Nando's
Bella Italia
A taste of Italy in every dish

poundworld

Pizza Hut

Vegas Diner

QUEENS

QUEENS SQUARE
(PEDESTRIANS ONLY)

TALBOT ROAD

TALBOT SQUARE

CLIFTON STREET

CORPORATION STREET

BIRLEY STREET

WEST STREET

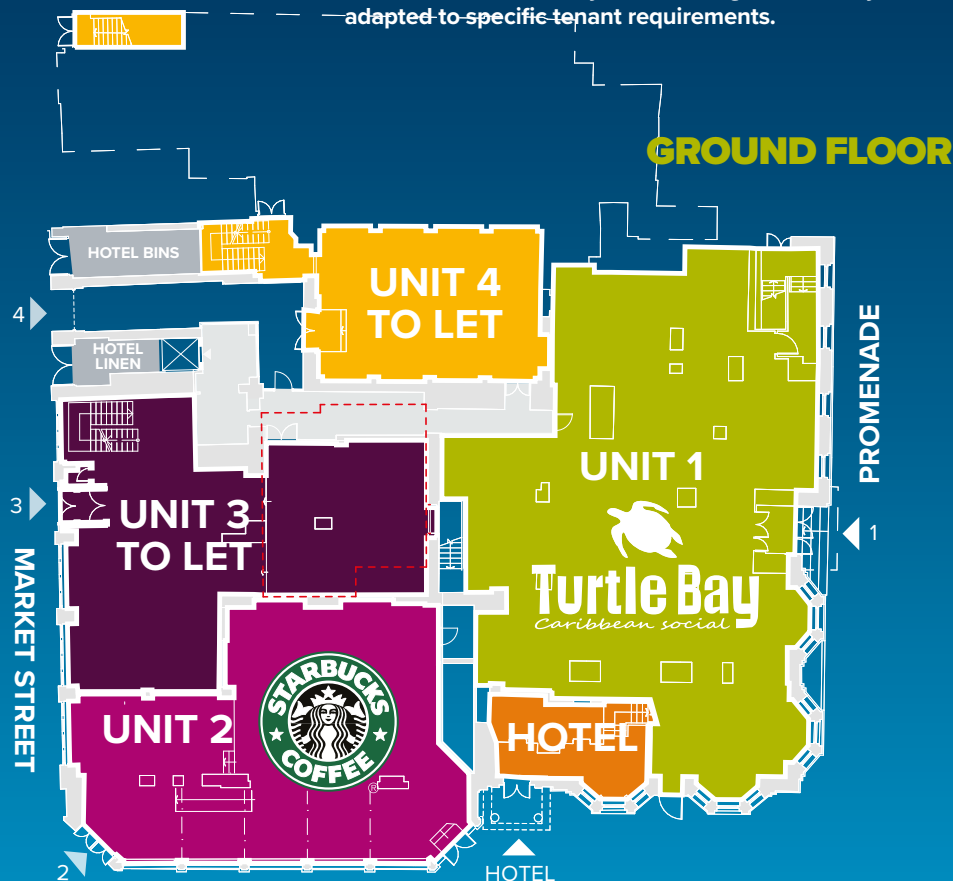
CHURCH STREET

PROMENADE



DESCRIPTION

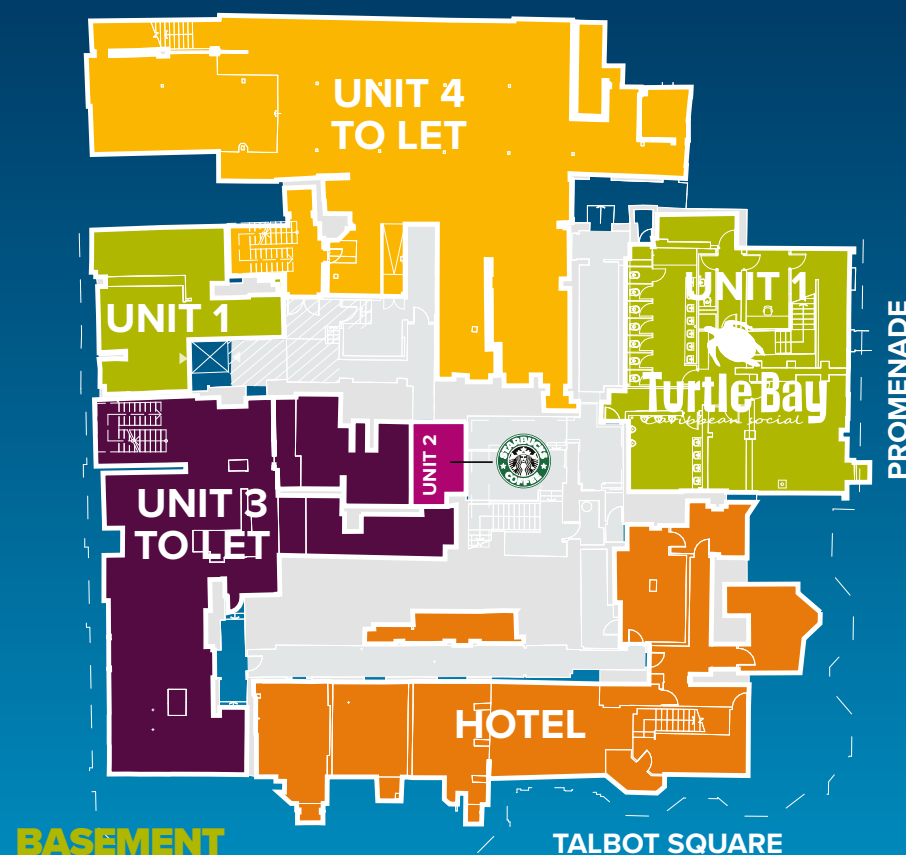
- Units are available below the Forshaw's Hotel on Market Street, adjoining Talbot Square and The Promenade in the heart of Blackpool's leisure district. The very prominent, former, Clifton Hotel now rebranded as Forshaw's Hotel, is part of the Brook Group.
- Units 1 and 2 are let to Turtle Bay and Starbucks respectively and units 3 and 4 are available for tenant fit-out.
- Refurbished units will be provided to "tenant's" shell specification with sub-metered services suitable for restaurant/bar/retail uses.
- Please note that unit layouts are for guidance only and can be adapted to specific tenant requirements.



SCHEDULE OF AVAILABILITY

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

	Ground Floor		Basement	
Unit 1	Let to Turtle Bay			
Unit 2	Let to Starbucks			
Unit 3	2,368 sq ft	220 sq m	2,390 sq ft	222 sq m
Unit 4	1,313 sq ft	122 sq m	4,155 sq ft	386 sq m



The units highlighted are indicative only and are not to scale, the Landlord would consider variations to the layout based on a tenant's specific floor area requirements.





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).

EPC

Currently being assessed and a new EPC 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.

MISREPRESENTATION ACT These particulars do not constitute part of an offer or contract. All descriptions, dimensions, reference to condition and necessary permission for use and occupation and other details contained herein are for general guidance only and prospective purchasers or tenants should not rely on them as statements or representations of fact and must satisfy themselves as to their accuracy. WSB Property & Barker Proudlove, nor its employees or representatives have any authority to make or give any representation or warranty or enter into any contract in relation to the property. Rents quoted in these particulars may be subject to VAT in addition. The reference to any mechanical or electrical equipment or other facilities at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function and prospective tenants/purchasers should satisfy themselves as to the fitness of such equipment for their requirements. Prices/rents quoted in these particulars may be subject to VAT in addition. a) These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specifications attached to their contract. b) We have not made any investigations into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the purchaser is responsible for making his own enquiries in this regard. Designed and produced by www.thedesignexchange.co.uk Tel: 01943 604500. January 2025.

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