

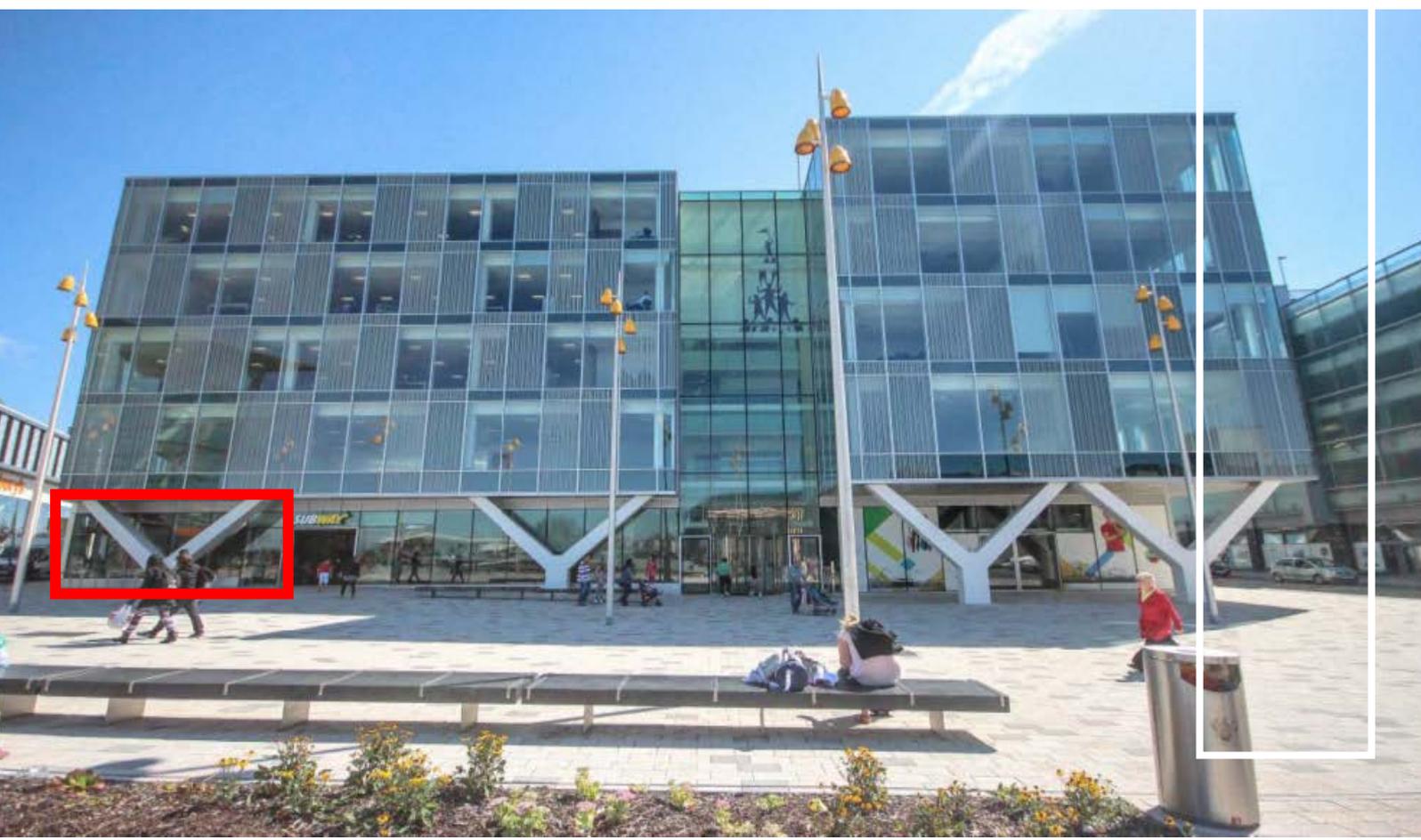
# To Let

**RETAIL UNIT – 1,071 SQ FT (99.5 SQ M)**

**UNIT 1B, BICKERSTAFFE SQUARE,  
TALBOT GATEWAY, BLACKPOOL,  
FY1 1NA**

- Located in Blackpool's new Commercial Quarter & Central Business District
- Adjacent to the main entrance of Sainsbury's and opposite Blackpool North Railway Station
- Corner unit, partially fitted out
- Potentially suitable for a variety of uses
- Viewing essential

**MONTAGU  
EVANS** 



## LOCATION

Blackpool, which has a resident population of more than 140,000, is one of the North West's leading retail centres.

Located on the Lancashire Coast and famous for its Tower, Promenade, 7 miles of sandy beach and the magic of its illuminations, Blackpool is the second largest tourist location in the UK, attracting around 15M visits a year.

The town benefits from excellent communication links. By road, the M55 links directly with Junction 32 of the M6. By rail there are regular services to London Euston, Liverpool, Manchester, Preston and surrounding towns.

The opportunity forms part of the first phase of Blackpool's Talbot Gateway Central Business District, which is a major mixed use regeneration scheme set to transform the heart of Blackpool town centre.

## TALBOT GATEWAY

Talbot Gateway covers approximately 25 acres and is strategically located opposite Blackpool North railway station in the centre of town. Phase One includes:

- The development of extensive retail and business space.
- A 126,000 sq ft, five storey energy efficient office building (1 Bickerstaffe Square).
- A refurbished award winning 650 space multi storey car park.
- A 120,000 sq ft flagship Sainsbury's food store.

Blackpool Council occupy the upper three floors of the building as their new Headquarters. Approximately 1,500 staff are employed in the building. Other occupiers at the Talbot Gateway include Gateway Fitness, Subway and Basrai's World Cuisine (coming soon).



## ACCOMMODATION

The property provides a Net Internal Area of approximately 1,071 sq ft. (99.5 sq m).

The unit itself is located adjacent to Sainsbury's main entrance and next to Subway. Blackpool North train station is located directly opposite.

The unit was formerly used as a coffee shop, but would suit various uses (subject to planning permission). Part of the former fit out remains, including a counter, partitioning, floor covering and plastered walls. There is plumbing for WC facilities located within the unit.



## LEASE TERMS

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

## RENT

Offers in the region of £17,500 per annum exclusive are invited. Incentives are available, depending on lease terms.

## VAT

For the avoidance of doubt, all figures and prices quoted are exclusive of VAT.

## SERVICE CHARGE

Details available on request

## RATEABLE VALUE

The current Rateable Value is £16,250, with rates payable of £7,832.50 pa based on the current UBR of 48.2p in £ for the financial year 2014/2015.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

Details available on request.

## VIEWING & FURTHER INFORMATION

Strictly by prior arrangement via Gavin Anderson, Montagu Evans or Adam Taylor, Duxburys Commercial:



## PROPERTY MISDESCRIPTIONS ACT 1991

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2. Date of Publication – March 2015.

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# LOCATION PLANS

