

60-64
THE PROMENADE

PRIME
RESTAURANT / BAR

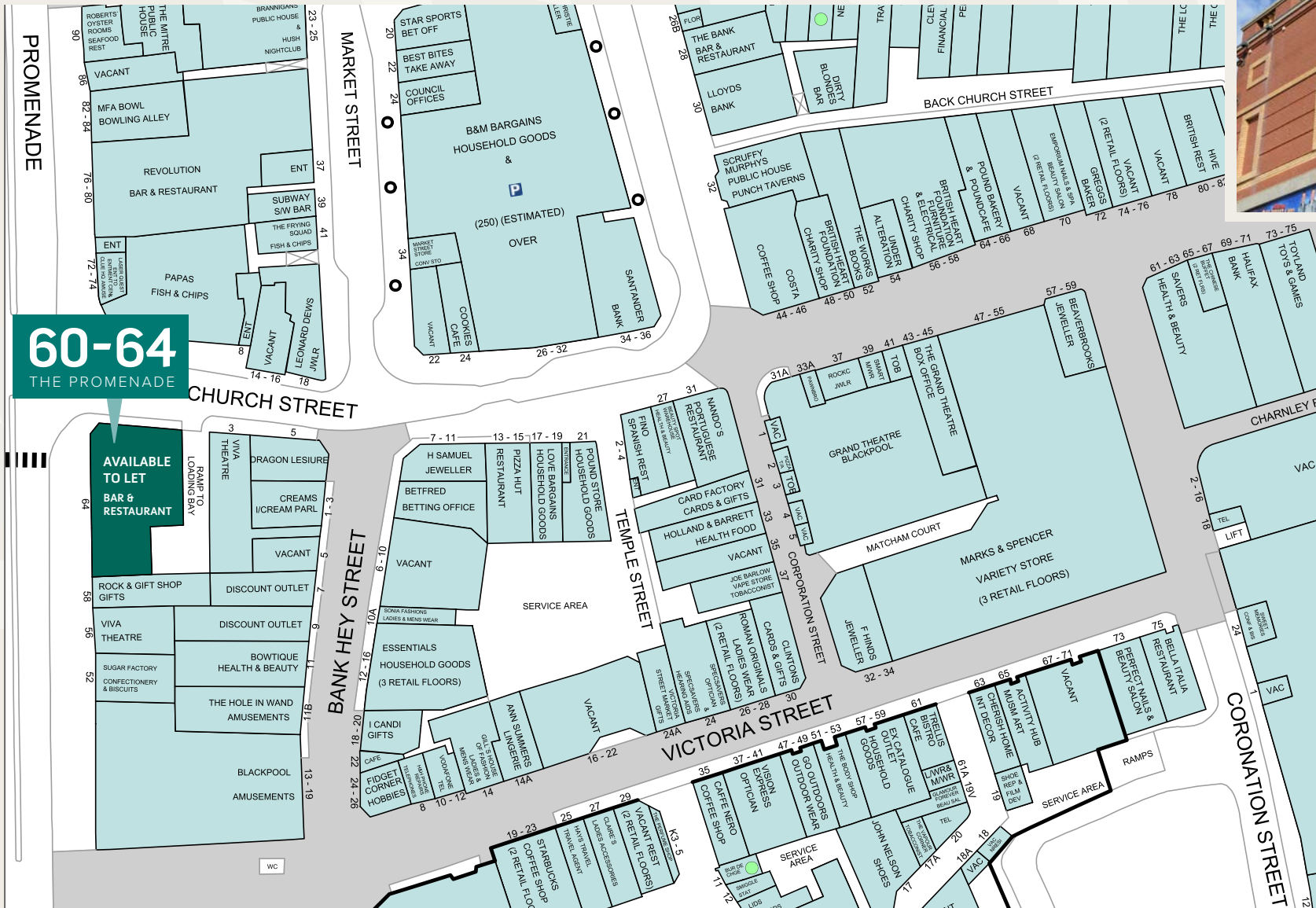
OFFERED TO LET AS A WHOLE OR WILL SPLIT

2,200 SQ FT TO 9,145 SQ FT



60-64, THE PROMENADE, BLACKPOOL FY1 4QU

SITUATION



DESCRIPTION

Outstanding corner location at the junction of The Promenade and Church St, one block along from one of the UK's best loved landmarks, Blackpool Tower. Extensive frontage to The Promenade as well as a return frontage to Church St.

Directly opposite the unit is the popular Beach House restaurant, whilst on the opposite corner of Church St is Papa's Fish & Chips. The Tower complex to the south is home to Harry Ramsdens along with the Blackpool Tower dungeon and a host of other attractions. Just beyond the Tower is the very busy The Albert and The Lion pub (Wetherspoons).

Blackpool Council's Visitor Economy Performance Indicators suggest footfall of 4.6m along The Promenade (various locations logged) for the month of July 23, that figure being up 4.4% over July 22.

Traders such as Pizza Hut, Fino Tapas and Nandos are located slightly further up on the Church St frontage.

Well configured unit with near full-height frontages both to The Promenade and to Church St. **5,075 sq ft (471.5 sq m)** on the ground floor with a further **4,070 sq ft (378.1 sq m)** at basement level. The ground floor is currently configured to provide an open plan diner area with former kitchen and disabled WC's. The basement contains various individual storage areas, office, staffroom, cold stores and WC's. The previous tenants incorporated an external seating area on The Promenade frontage extending to 340 sq ft (31.5 sq m) approx.

OPPORTUNITY TO ACQUIRE ONE OF THE MOST VISIBLE UNITS IN BLACKPOOL

SUIT RESTAURANT OR BAR USE

TOTAL FLOOR AREAS

	Sq Ft	Sq M
Basement	4,070	378.1
Ground floor	5,075	471.5
External Seating	340	31.5
TOTAL	9,145	849.6

Highly prominent corner location with extensive frontage to The Promenade. Return frontage to Church St.



Large open plan ground floor retail area



Loading bay access via Church St



Basement storage

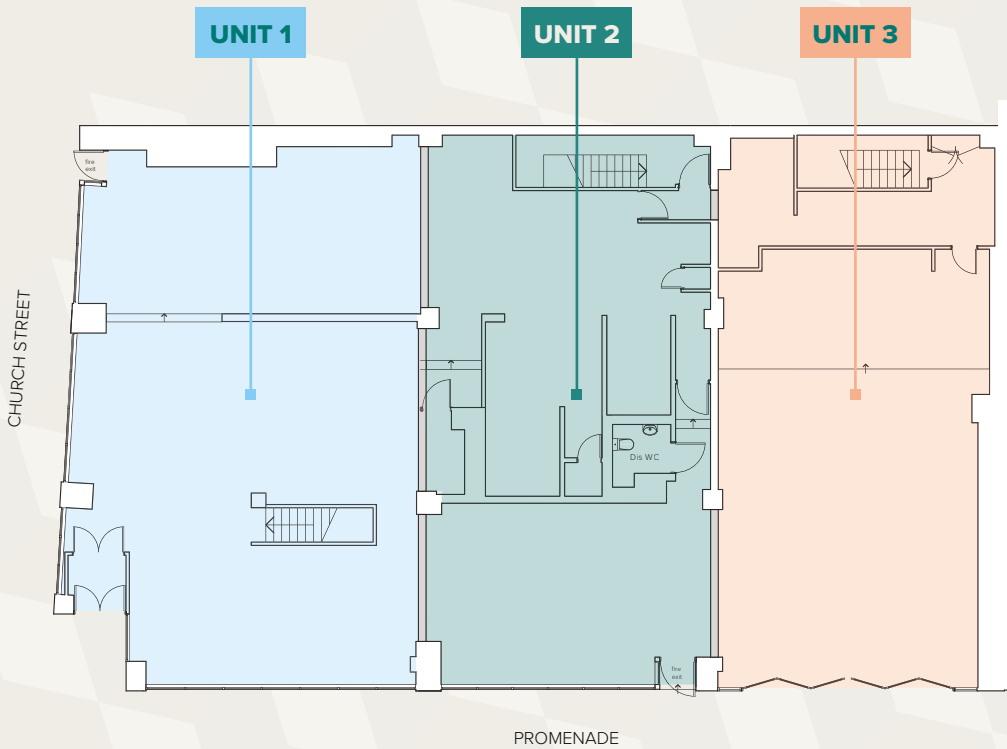


Outside Terrace

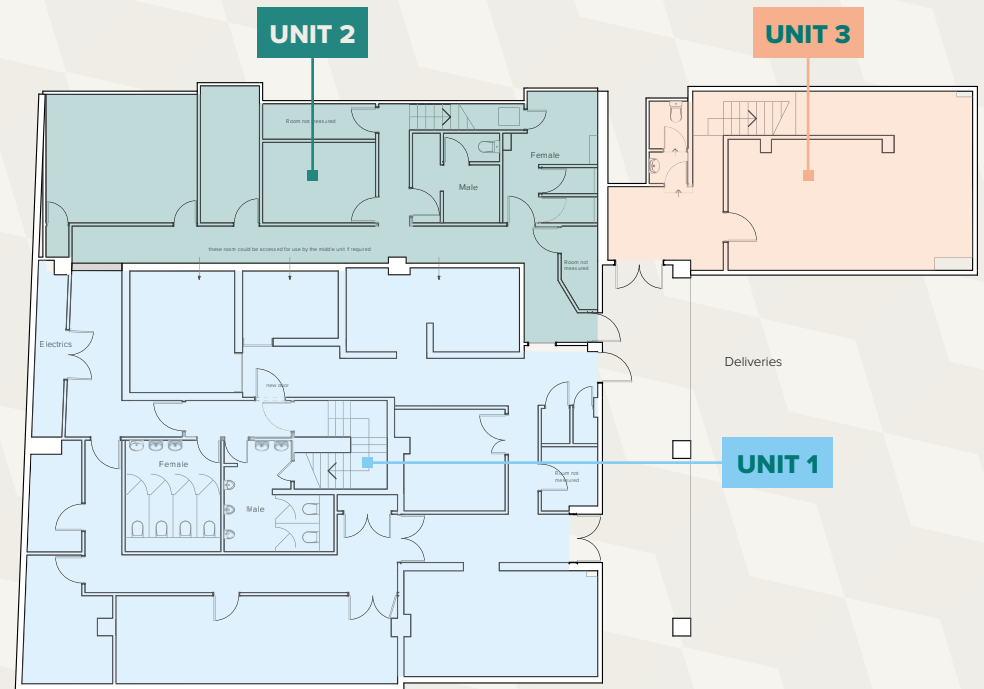


FLOORPLANS

GROUND FLOOR | 5,075 SQ FT (471.5 SQ M)



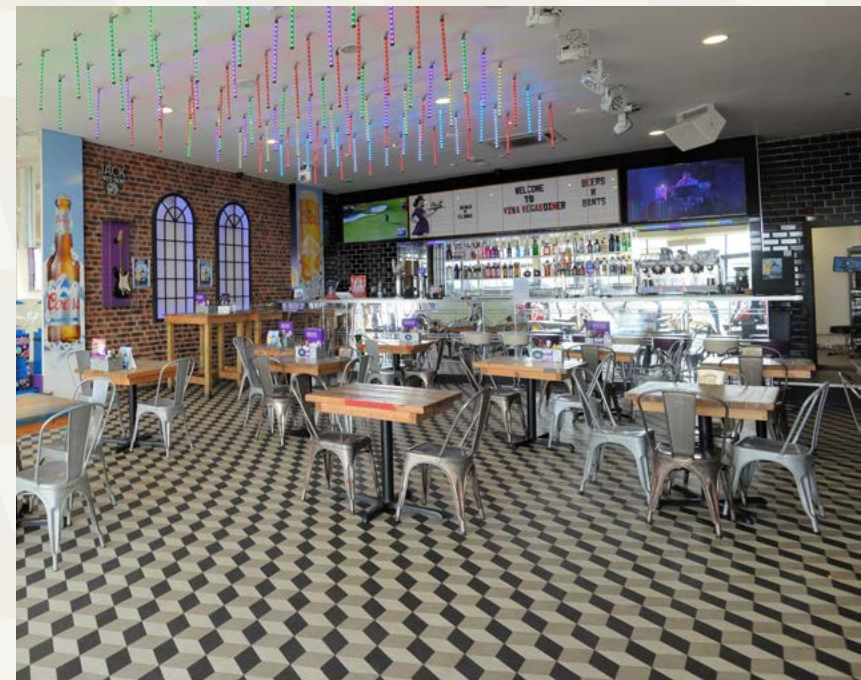
BASEMENT | 4,070 SQ FT (378.1 SQ M)



UNIT 1	Sq Ft	Sq M
Ground Floor	1,880	174.6
Basement	2,400	222.9
TOTAL	4,280	397.5

UNIT 2	Sq Ft	Sq M
Ground Floor	1,640	152.3
Basement	1,040	96.6
TOTAL	2,680	248.9

UNIT 3	Sq Ft	Sq M
Ground Floor	1,555	144.4
Basement	630	58.5
TOTAL	2,185	202.9



FURTHER INFO

RATES

Rateable Value of £30,250 within the current Valuation List, producing payable rates of £15,095 for 24/25. Interested parties are advised to verify the figures with Blackpool Council.

TERMS

Available by way of a new lease on effective full repairing and insuring terms.

RENTAL

Rent will be subject to VAT and will be payable quarterly in advance.

LEGAL COSTS

Each party to be responsible for its own legal costs.

Misrepresentation Act 1967. Unfair Contract Terms Act 1977 The Property Misdescriptions Act 1991. These particulars are issued without any responsibility on the part of the agent and are not to be construed as containing any representation or fact upon which any person is entitled to rely. Neither the agent nor any person in their employ has any authority to make or give any representation or warranty whatsoever in relation to the property. April 2024. RB&Co 0161 833 0555. www.richardbarber.co.uk



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