



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 ♥





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

MARKET STREET

REVOLUTION

PerfectHome

M&S

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

poundworld

Pizza Hut

Vegas Diner

TUI Travel PLC

NEWSAGENTS

STEFANO'S ITALIAN RESTAURANT

SAYERS BAKERS

ROSE & CROWN PUBLIC HOUSE

TOAST BAR

SCOFFED DINER CAFE

FACTORY OUTLET CLOTHING

THAT'S ENTERTAINMENT RECORDINGS

PUNCH TANNERS PUBLIC HOUSE

SMOKER'S CHOICE TOBACCONIST

THE WORKS BOOKS

BRITISH HEART FOUNDATION

HOUSE OF CARDS CARDS & GIFTS

SHOE MARKET

BURTON MENS WEAR (2 RETAIL FLOORS)

GREGGS BAKER

ACCESSORIZE LADIES ACCESSORIES & MONSIEUR LADIES WEAR (2 RETAIL FLOORS)

BOY HEALTH & BEAUTY

VIA VENETO CAFE

SK MENSWEAR

TOYMASTER

TONI & GUY HAIRDRESSING

PEPPERMILL CAFE

VACATION MONEY HOTEL

VACANT

YORKSHIRE BUILDING SOCIETY

JK S BAR & REST

THE COFFEE POT CAFE

GAMES WORKSHOP TOYS & GAMES

CHEQUE CENTRE FINANCIAL SERVICES

VACANT

THE BARBERS HAIRDRESSING

BRITANNIA BUILDING SOCIETY

TOURIST INFORMATION

COUNCIL OFFICES

VACANT

LA FONTANA ITALIAN RESTAURANT

COPACABANA

ORIGINALS MENS WEAR

MICHAEL WAN'S MANDARIN RESTAURANT

YAHOO TAKE AWAY

SHAW'S CAFE

SAPORI ITALIAN RESTAURANT

AMPLIFON DISAB GDS&EQUIP

VACANT

LIFE CHARITY SHOP

SHALMAR GARDENS INDIAN RESTAURANT

1-91-91

2-28

3-30

4-32

5-34

6-36

7-38

8-40

9-42

10-44

11-46

12-48

13-50

14-52

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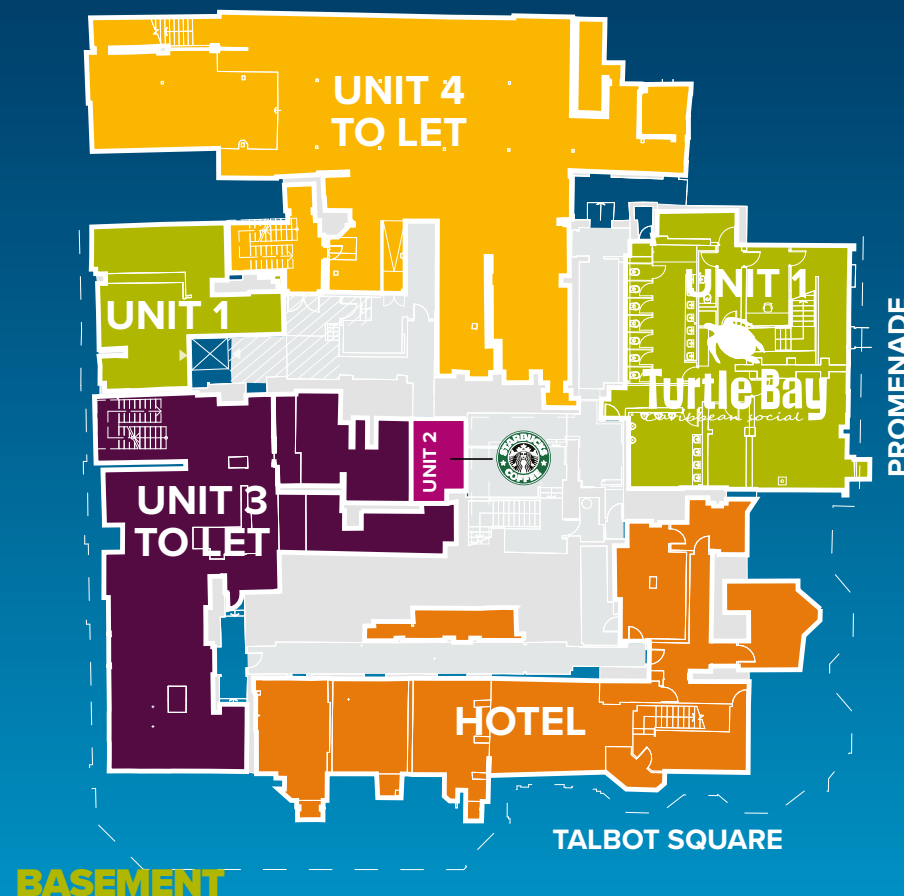
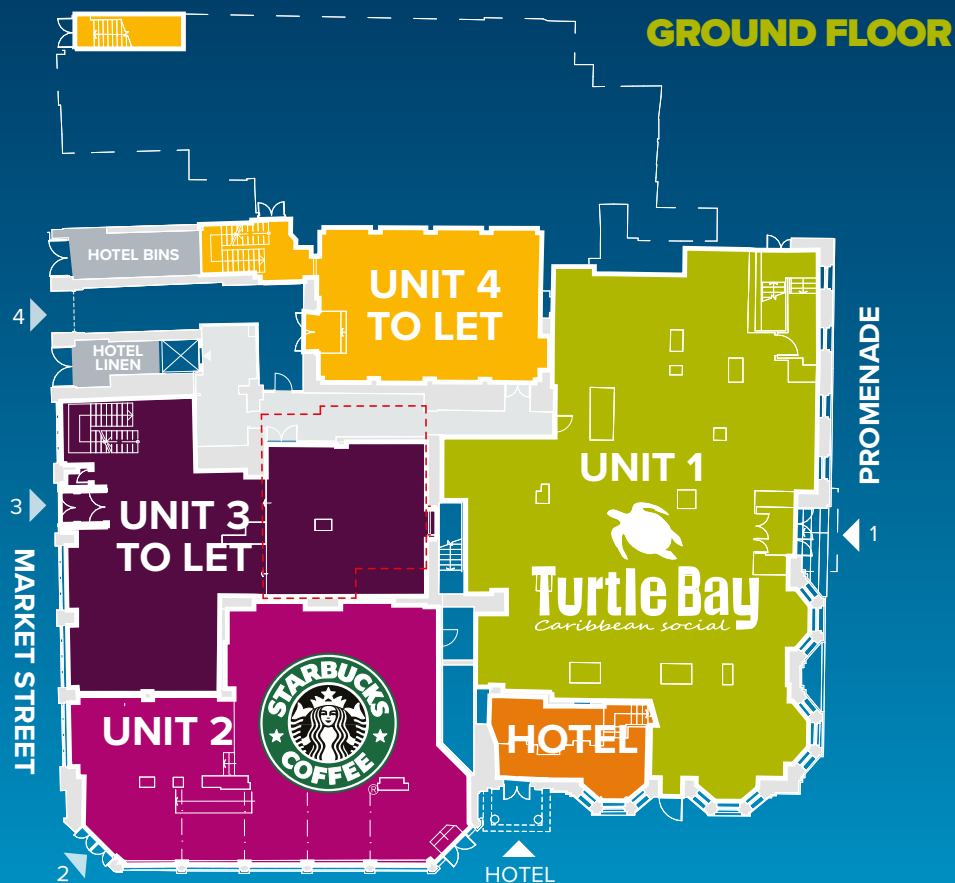
DESCRIPTION

- Units are available below the Forshaws Hotel on Market Street and the Promenade in the heart of Blackpool's leisure district. The very prominent, former, Clifton Hotel now rebranded as Forshaws Hotel, is part of the Brook Group.
- Ground floor and basement are vacant and following strip out, units 3 and 4 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		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







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.

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