

To Let



Blackpool

Unit 2, Festival Leisure Park, FY1 5EP

Ground Floor: 3,995 sq ft (371 sq m)

Rent on Application

Former Frankie & Benny's Standalone Restaurant Unit

Location & Description:

- **Situated in a central location, approx 325 metres from the Promenade, accessed via Rigby Road, linking Central Drive and Seaside's Way. 400 home Fox Hall Urban Village, Blackpool Football Club and Conference Centre located close by.**
- **Occupiers include McDonald's, Bannatyne's Health Club & Spa and Club 3000 Bingo. c.500 car park spaces.**
- **Blackpool has a primary catchment population of c.295,000.**

Demise:

Ground Floor 3,995 sq ft (371 sq m)
Potential to split into two smaller units.
Potential to add a Drive Thru' lane, subject to consents.

Rent:

Available upon request.

Lease:

New effectively full repairing lease for a term to be agreed.

EPC:

Available upon request.

Legal and professional fees:

Each party to bear their own costs.

Rating Assessment:

Rateable Value (April 2023) - £81,000.

Date Prepared:

April 2024

Contact Us:

Mark Proudlove

07808 479310

mark@barkerproudlove.co.uk

