

# Festival Leisure Park

## TO LET

### New Build Drive Thru Unit Opportunity

UNIT 4 FESTIVAL LEISURE PARK  
RIGBY ROAD  
BLACKPOOL FY1 5EP



- Up to c.244 sq m (2,626 sq ft)
- Potential to vary unit size, subject to consents
- Situated at the Leisure Park entrance, close to McDonald's and proposed Club 3000 Bingo
- Timing – New Build works to commence following an exchange of contracts



# Festival Leisure Park

The subject property is situated in a central location, approximately 0.5 miles to the south of the town centre, accessed via Rigby Road, linking Central Drive and Seaside's Way.

- Tenants include Odeon, McDonald's, Frankie & Benny's, Bannatyne's and proposed Club 3000 Bingo.
- 498 car parking spaces
- Located opposite is new 400 home Fox Hall Urban Village development
- Blackpool Football Club together with Hotel and Conference Centre located close by.



WINTER GARDENS

HOUDSHILL SHOPPING CENTRE

Bannatyne  
Health Club & Spa



400 HOME  
URBAN VILLAGE

ODEON  
FANATICAL ABOUT FILM

PROPOSED

CLUB 3000  
BINGO

Drive Thru  
Opportunity

Frankie & Benny's



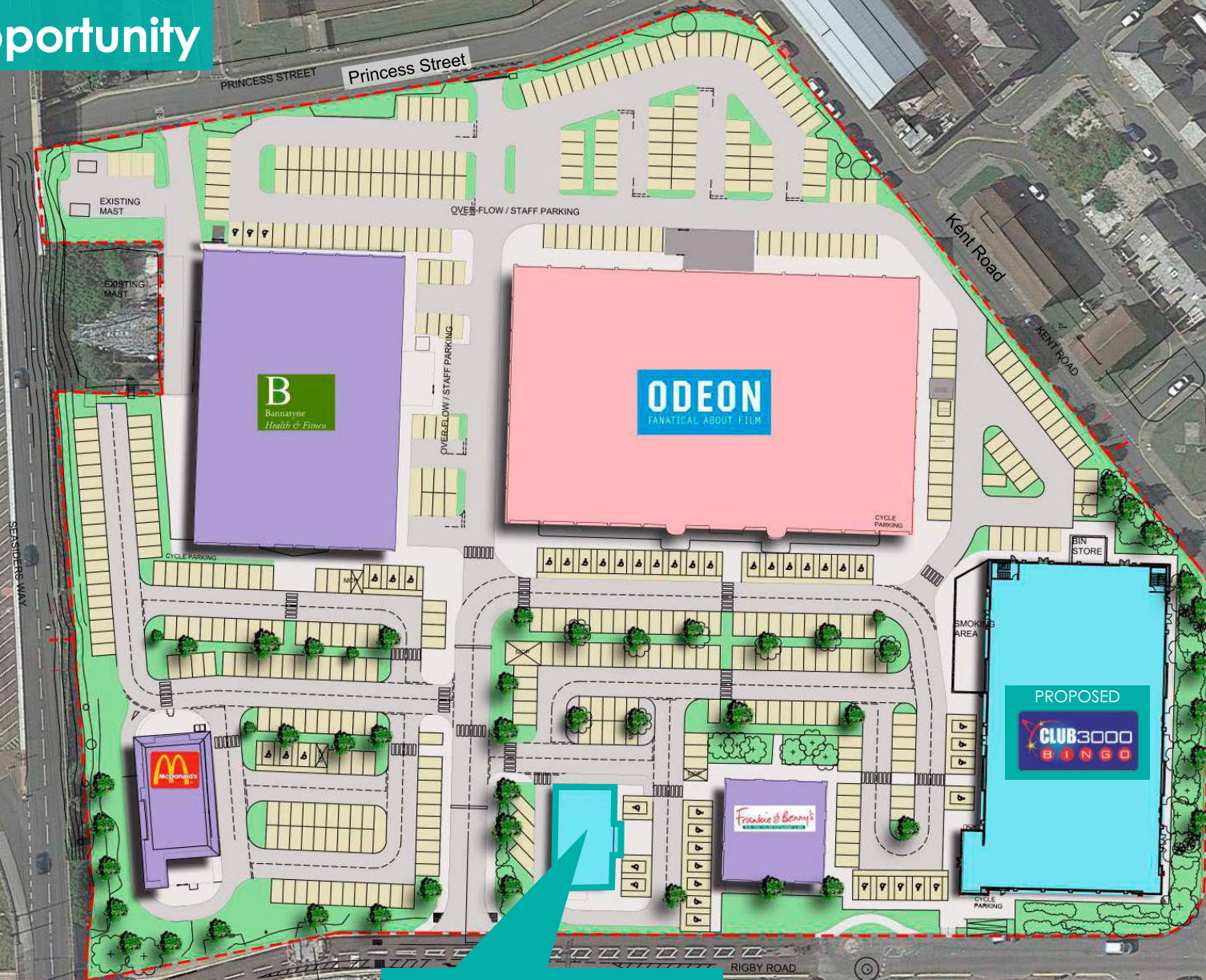


- Primary catchment population of 295,000
- 8.35 million adult visitors (2017)
- Resort's visitor economy now valued at £1.5bn (2017)
- The annual STEAM survey\* (for 2016) has revealed that the overall number of tourism visits to the resort grew to 18 million
- 4 million visitors to Illuminations from September to November with a spend in excess of £230m





# The Opportunity



Drive Thru  
Opportunity



Blackpool is located in the county of Lancashire, approximately 20 miles west of Preston, 40 miles south of Lancaster and 50 miles north west of Manchester. The town benefits from good communications, being served by the M55 motorway, which connects directly with Junction 32 of the M6 at Preston.

## Festival Leisure Park





### Terms

Unit is to be offered by way of a new lease for a term to be agreed

### Rent

Upon application

For further information please contact the sole agents



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