

**38 - 42 Queen Street  
Blackpool**

**REF: 0PL434M**

- \* **Former Licensed Late Bar**
- \* **Town Centre, Blackpool**
- \* **Excellent All Year Round Trading Location**
- \* **Close to New Holiday Inn, Proposed University Development and Town Centre Regeneration Area**
- \* **Suitable for a Number of Uses Subject to Planning Permission**
- \* **Priced to Lease**
- \* **Viewing Highly Recommended**



**DESCRIPTION:** Kenricks are pleased to offer this former licensed bar for Lease. Previously the popular Kaos Bar, the premises is situated in the heart of Blackpool, being close to the New Holiday Inn, Proposed University Development, Town Centre, Amenities and Entertainments.

The property directly overlooks the £350M Talbot Gateway regeneration site and with the completion of the new DWP building and work commencing on the MOD building, the council have advised that this will bring an additional 8000 people to the town centre.

Planning has recently been approved for the upper floors to be refurbished as serviced accommodation and works to all elevations and changes to the front of the property including the commercial façade. This will improve the overall aesthetics and appeal of the entire building therefore.

Viewing highly recommended.

**Ground Floor (Approx. 1,862.2 sq. ft.)**

Open plan area with fitted bar and lounge area with alcove seating.

Kitchen area.

Ladies and Gents toilets.

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**Lower Ground Floor (Approx. 958 sq. ft.)**

Cellar area with beer cellar and office.

**Exterior:** Paved beer garden to the front of the property. Enclosed courtyard to the rear.

**AGENTS NOTES:** The landlord would potentially offer a rent incentive to the incoming tenant due to renovations required.

Planning Application recently approved with App No: 25/0285.

The new use Class for property is E but the commercial space lends itself to a variety of options subject to planning.

**TENURE:** Leasehold- New flexible lease at a rent of £35,000 per annum.

**PRICE:** **No Ingoing.** Incoming Tenant may be responsible for the Landlord's legal fees in this transaction.

**VIEWING:** By appointment through Kenricks 01253 420420.

