

**23 - 25 Market Street
Blackpool**

REF: 0PL477M

- * **Licensed Bar & Nightclubs**
- * **Town Centre, Blackpool**
- * **Excellent All Year Round Trading Location**
- * **Prominent Corner Position**
- * **Substantial 3 Storey Property**
- * **Suitable for a Number of Uses Subject to Planning Permission**
- * **Priced to Lease**
- * **Tremendous Potential**
- * **Viewing Highly Recommended**



DESCRIPTION: Kenricks are pleased to offer this well known and popular dual venue for Lease.

The property is situated in the heart of Blackpool's vibrant Town Centre being close to the Promenade and next door to Wetherspoons.

The premises is currently trading as a dual venue with Brannigans to the ground floor and Hush to the first floor with office accommodation to the second floor.

Viewing highly recommended.

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Ground Floor (Approx. 3.334 sq. ft.)

Main Entrance to Brannigans with foyer area leading to:

Open Plan Bar with fitted stylish and contemporary bar.

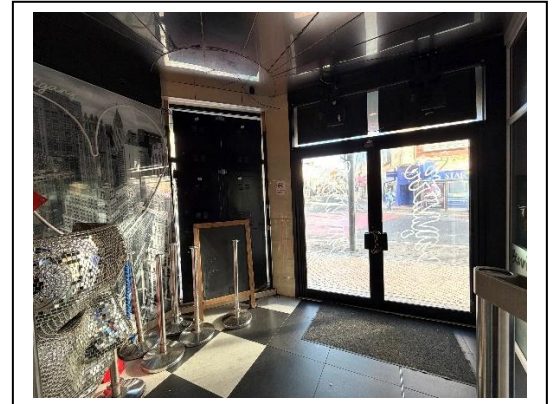
Dance Area

Elevated Seating Area overlooking Market Street.

Elevated DJ Booth with state-of-the-art music equipment.

Rear Seating Area with bench style seating and Rear Exit.

Separate Entrance to Hush Bar.



Internal Staircase leading to:

First Floor (Approx. 3.334 sq. ft.)

Open Plan Bar Area with fitted bar and neon lighting.

Dance Floor Area with bar stools and separate seating area.

DJ Booth.

Internal Staircase leading to:

Separate Bar and small Lounge Area.

Kitchen with a range of catering equipment and utensils, including stainless steel extraction unit.

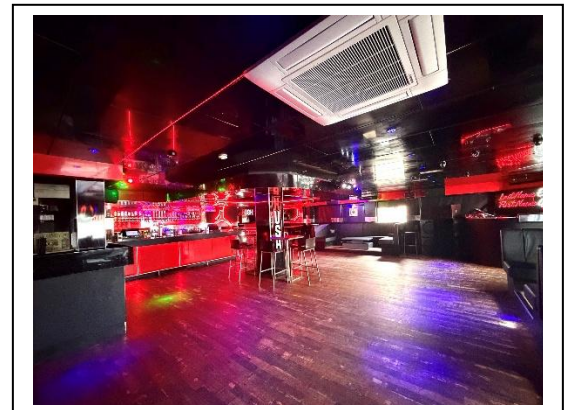
Ladies & Gents Toilets.

Second Floor

Suite of several Offices.

Kitchen

Toilet.



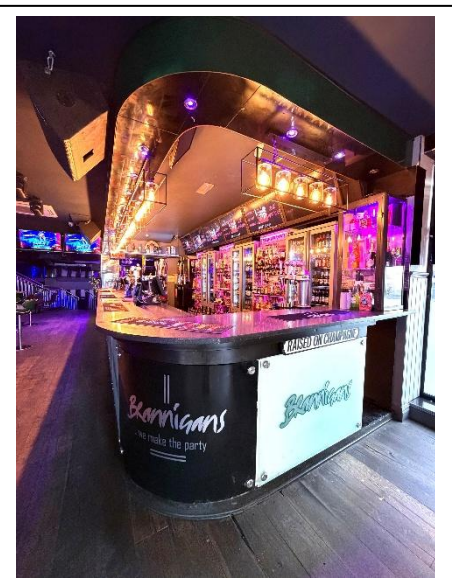
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AGENTS NOTES: The property has CCTV and Air Conditioning and is Alarmed.
A full inventory would be supplied to interested parties if they wanted to use the premises as a bar and a nightclub.
The Landlord would consider allowing the premises to be used for alternative uses.

TENURE: Leasehold- New flexible lease at a rent of £65,000 per annum.
Incoming tenant may be responsible for the landlord's legal fees in this transaction.

PRICE: No Ingoing. £20,000 Deposit required.

VIEWING: By appointment through Kenricks 01253 420420



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