



Deals Winner 2009

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FOR SALE

Town Centre
Mixed-use development opportunity

ABINGDON STREET / QUEEN STREET BLACKPOOL



Site Area: 0.04 Ha (0.01 acres)

LOCATION

The site is located on the corner of Abingdon Street and Queen Street, directly opposite Central Library and the Job Centre within Blackpool town centre.

DESCRIPTION

The site will comprise a prominently situated corner development opportunity, rectangular in shape and close to the town's major retail and leisure facilities.

OPPORTUNITY

A planning application has been submitted for the demolition of the three existing hotels and redevelopment to accommodate a 5 storey building comprising commercial units on the ground floor with 17 residential apartments to the upper four floors (see attached plans).

PLANNING

The site is identified within the Local Plan as SR7 mixed use zone within an area where regeneration is being promoted by Blackpool Borough Council. The ground floor elements could be of any commercial nature, subject to planning and this would include restaurant, retail, bar etc, subject to planning.

ACCOMMODATION

The new development will benefit from the following areas:

Commercial ground floor	2,647 sq ft	245.91 sq mt
Apartment A (3 no)	657 sq ft	61.01 sq mt
Apartment B (3 no)	603 sq ft	56.02 sq mt
Apartment C (4 no)	614 sq ft	57.04 sq mt
Apartment D (4 no)	603 sq ft	56.02 sq mt
Apartment E (3 no)	710 sq ft	65.96 sq mt

All apartments will be 2 bedroom incorporating bathroom and lounge/dining areas.

The proposed scheme benefits from a DDA compliant lift within the reception serving the upper floors.

SERVICES

We understand that all mains services are connected to the property including gas, three phases electricity and water.

PRICE

Offers are invited in excess of £700,000.

PLANS

Plans can be provided upon request.

VAT

VAT will not be charged.

LEGAL FEES

Each party to be responsible for their own legal fees.

VIEWING

By appointment with this office Ref Danny Pinkus - 01772 766683 or email danny@pinkus.co.uk

INTERNET

For a full list of available commercial premises throughout the North West, please visit our Web Site at www.pinkus.co.uk