



BLACKPOOL

Blackpool - Unit 1, Welbeck Avenue, Blackpool, FY4 4ES



LOCATION

Welbeck Avenue is located to the South East of Blackpool Town Centre and circa 1 mile from the M55 junction. The premises occupy a prominent location on Welbeck Avenue, fronting the Asda Car Park, with other nearby retailers including Iceland and Asda.

THE SCHEME

The scheme comprises of an Asda foodstore (45,000 sqft) and a purpose built retail warehouse parade including Iceland and 320 free parking spaces.

CAR PARKING

320 customer parking spaces.

LEASE

The premises are available on a new FRI lease for a term to be agreed.

RENT

£15,000 pax

ACCOMMODATION

The premises are arranged over ground floor only, providing the following floor areas:

Ground Floor: 1,357 sq ft / 126 sq m

BUSINESS RATES

The Valuation Office have confirmed the premises have been assessed for rates, as follows:

Rateable Value (2023): £12,750

ENERGY PERFORMANCE CERTIFICATE

An EPC is available upon request.



Hynes Illingworth
Carvers Warehouse
77 Dale Street M1 2HG

Viewing by arrangement only:
www.hynesillingworth.com
info@hynesillingworth.com

Andrew Hynes
T: 0161 431 0660 / 07826 551 503
E: andrew@hynesillingworth.com

BLACKPOOL - UNIT 1, WELBECK AVENUE, BLACKPOOL, FY4 4ES

