



**To Let**

**Units 3a, 3b & 3c**

**Albert Road, Blackpool FY1 4SW**

Retail units

**PARKINSON**  
REAL ESTATE ●●●●

**t:** 01772 876456

**e:** [info@parkinsonre.com](mailto:info@parkinsonre.com)

**w:** [parkinsonre.com](http://parkinsonre.com)

## Key Highlights

- Prime retail units
- Located in the heart of Blackpool town centre
- Would suit various uses subject to planning
- Close proximity to the Houndshill Shopping Centre, Central car park and promenade



Parking



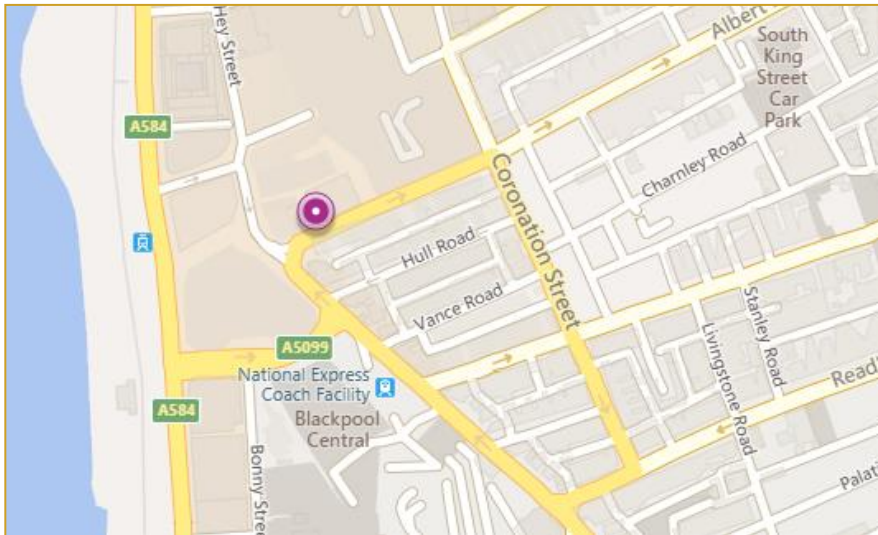
Open Plan



Close to Local Amenities



Bus Stop



### Location

The subject units front Albert Road within central Blackpool town centre. The units are within the Edith Centre which is anchored by McDonalds restaurant on the corner of Albert Road and Central Drive. The location is just outside the Houndshill Shopping Centre and other occupiers include Coral Island, TK Maxx, The Job Centre and Bon Marche.

Blackpool attracts around 17 million visits per year and the total population of the Fylde Coast is approximately 325,000. Blackpool also has an extended visitor season owing to the illuminations running from September to November. Some of Blackpools key attractions are located in the centre including the Winter Gardens which is close by including the Opera House, Conference Centre and Empress Ballroom. Also within walking distance is the Tower including the Dungeons and the circus. Other nearby attractions include the Grand Theatre, Sealife Centre, Madame Tussauds and the Grundy Art Gallery.



### Description

The opportunity to lease fully refurbished and reconfigured retail accommodation, which will be let as a shell space, benefitting open plan space with full height glazed retail frontage. Each of the units have a concrete screeded floor, electric, water and drainage connections and a rear access for compliance and servicing purposes.



### Availability

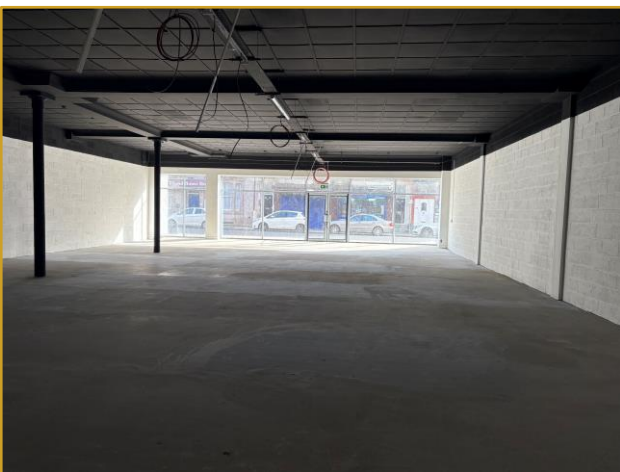
The retail units available are as follows

|         | SQM    | SQFT  |
|---------|--------|-------|
| Unit 3a | 110.74 | 1,192 |
| Unit 3b | 197.08 | 2,121 |
| Unit 3c | 282.66 | 3,043 |



### Terms

The units are available by way of an effective FRI lease on terms to be negotiated.



### Service Charge

A service charge is payable by occupiers of the units. Full details available upon request.



### Business Rates

Interested parties are encouraged to make their own enquiries regarding the likely rates liability that will arise from their occupation of the unit, subject to their proposed use.





## Planning

Generally, uses within Glass E of the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020 are considered acceptable subject to securing any necessary planning consent.



## Asking Rental

On application.



## VAT

All figures are quoted exclusive of, but will be subject to, VAT at the standard rate.



## EPC

EPC certificates will be made available in due course.



## Legal Costs

Any incoming tenant will be responsible for the Landlords reasonable legal costs.



## Further Information

Further information can be provided by the marketing agents (details adjacent). Viewings can be undertaken with interested parties following initial discussions to consider proposed uses and likely suitability.

Ref: AG0818 March 2025

**Anti Money Laundering** –In accordance with Anti Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser upon a sale being agreed. Therefore, any proposed purchaser/tenant is to provide proof of identification and address and to confirm the source of funding.

**Disclaimer** - These particulars are only a general outline for the guidance of an intended purchaser or lessee and do not constitute in whole or part an offer or contract. All details and information provided within these particulars are given in good faith but Parkinson Property Consultants Limited t/a Parkinson Real Estate for themselves and the vendors/lessors of this property, for whom they act, give notice that: these particulars are prepared for guidance only and are intended to give a fair overall description of the property but are not intended to constitute part of any offer or contract. Photographs may show only certain parts and aspects of the property at the time when then the photographs were taken and should not be relied upon. Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise nor that any services or facilities are in working order. Any statement is without responsibility on the part of Parkinson Property Consultants Ltd, the seller or landlord. Whilst best endeavours have been made to ensure that the information provided in these particulars is materially correct the information provided shall not be relied upon as statement or representation of fact and any prospective buyer or tenant should satisfy themselves by inspection and investigation as to the accuracy of all information and suitability of the property. Neither Parkinson Property Consultants Ltd or anyone in its employment has any authority to make or give any representation or warranty arising from these particulars or otherwise or to enter into any contract whatsoever in relation to the property.

**Subject to contract.**

# PARKINSON

## REAL ESTATE

ENQUIRIES AND VIEWINGS STRICTLY BY  
APPOINTMENT WITH THE AGENTS

Parkinson Property Consultants

**Preston Office**

4 Winckley Court  
Preston PR1 8BU

T: 01772 876456

E: [info@parkinsonre.com](mailto:info@parkinsonre.com)