

# STATION VIEW

talbot gateway

Blackpool  
FY1 1AQ

## TO LET New Retail Units

### 398 sq ft – 1,800 sq ft (36.9 sq m – 167.2 sq m)

AVAILABLE Q1 2024



Blackpool Council

Blackpool   
businessinblackpool.com

## LOCATION

Blackpool is one of the UK's premier seaside resorts, situated on the Fylde Coast in the north west coast of England.

The resort entertains 18 million visitors per year from all across the UK and beyond. The town lies 11 miles (19km) west of Preston, 27 miles (43km) north of Liverpool and 40 miles (64km) north west of Manchester.

Station View is part of a £300m regeneration of Blackpool's Talbot Gateway which is revitalising the main public transport approach into the town.

The development sits between Blackpool North railway station, which receives 2 million visitors per year, and a new tram terminus, linking the area up directly with Blackpool Promenade, The Blackpool Tower, Pleasure Beach Blackpool and local hotels.

The upgrade to the Preston to Blackpool train line is complete as part of a multi-billion pound Great North Rail project, creating a direct route from London to Blackpool with just over 2 hours travel time.



Footfall numbers at Blackpool North Station  
Over 2 million



North Pier Tram Stop on doorstep



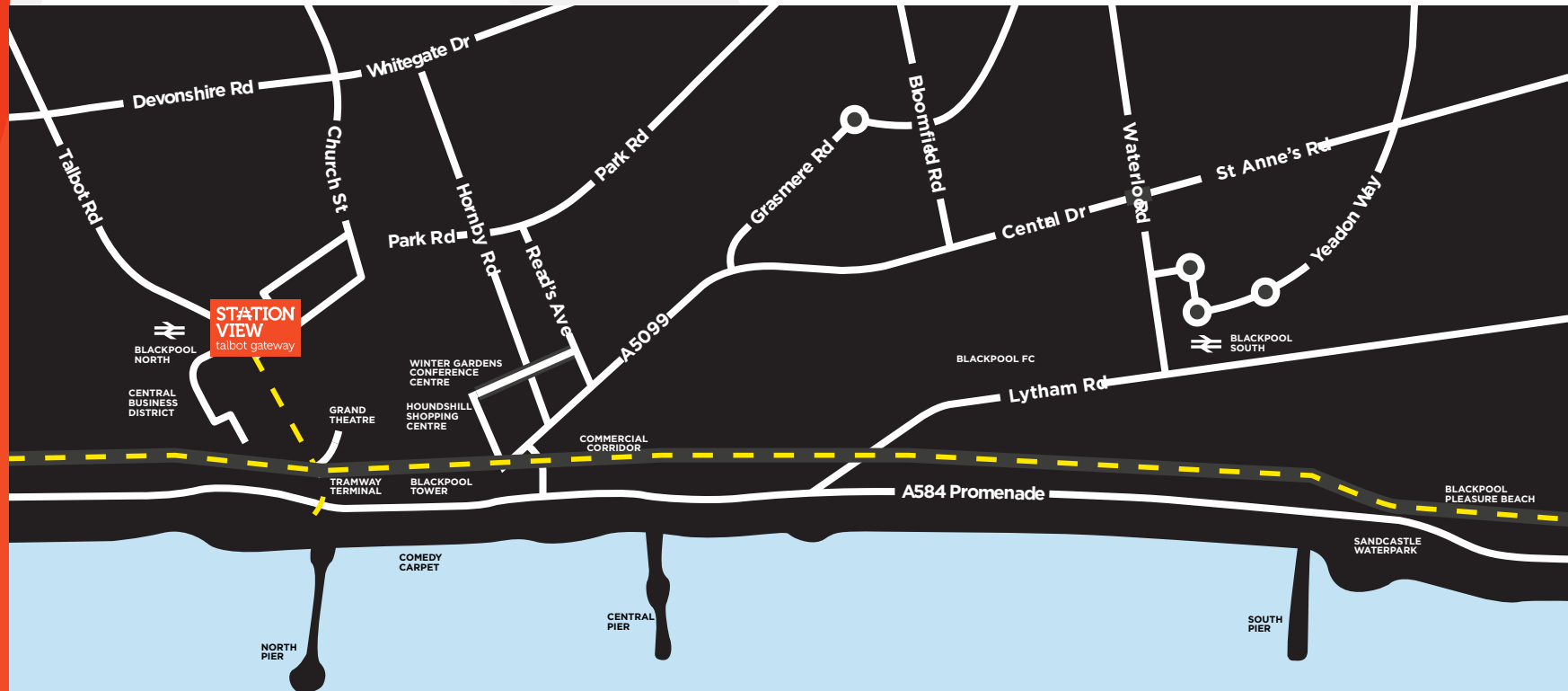
Various Bus Stops immediate vicinity



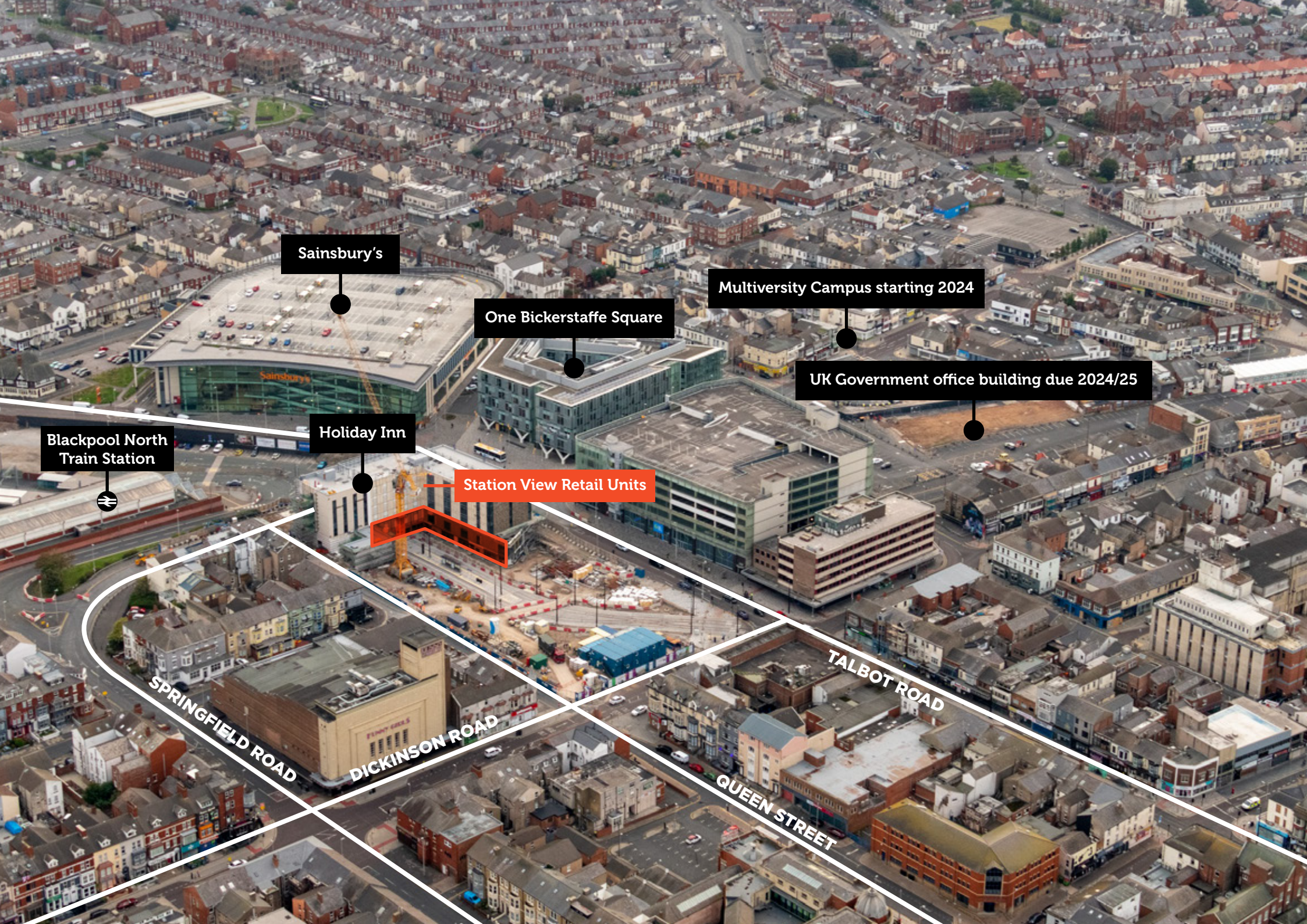
Blackpool North Train Station on doorstep



Blackpool Airport 12 minute drive







Sainsbury's

One Bickerstaffe Square

Multiversity Campus starting 2024

UK Government office building due 2024/25

Blackpool North Train Station

Holiday Inn

Station View Retail Units

SPRINGFIELD ROAD

DICKINSON ROAD

QUEEN STREET

TALBOT ROAD



## TALBOT GATEWAY

Talbot Gateway is a major mixed-use regeneration scheme, transforming the heart of Blackpool town centre and creating the CBD - central business district.

Extending over 20 acres, Talbot Gateway is centered around the main railway station which is one of Blackpool's key arrival points for commuters and visitors alike.

The scheme is situated just a few hundred yards from the famous promenade and North Pier with direct tram services linking the development to the sea front and other parts of the town.



New Civil Service Hub Offices



Multiversity



New Holiday Inn Hotel

**A comprehensive masterplan is in place for the continued redevelopment of the area, with several of the projects already completed:**

- The central business and civic quarter with 1.1 million sq ft of commercial accommodation
- 120,000 sq ft Sainsbury's foodstore
- 40,000 sq ft ground floor retail, restaurant and leisure space
- The Gym, a 17,000 sq ft fitness centre
- 100,000 sq ft of existing BREEAM 'Excellent' Grade A office accommodation
- c170,000 sq ft of new office accommodation due 2024/5
- c190,000 sq ft Multiversity campus, bringing 3,600 students and staff to the town centre starting 2024
- 650 space refurbished multi-storey car park
- New public transport interchange
- Upgrades to Blackpool North train station
- £6 million highway improvements including new roundabouts and signalised junctions

**The overall development comprises a new 144 bedroom 4\* Holiday Inn hotel along with a Marco Pierre White restaurant. The scheme provides c5000 sq ft of new retail space which is situated adjacent to the new tram terminus which links directly to the main Blackpool North railway station. Completion is anticipated spring 2024.**

## ACCOMMODATION

UNITS	SQ M	SQ FT
1	170	1,827
2	116	1,248
3	57	613
4	UNDER OFFER	
5	UNDER OFFER	
<b>TOTAL</b>	<b>483</b>	<b>5,197</b>

Units 3 + 4 can be combined

## SPECIFICATION

The units will be completed to a 'shell' specification to allow Tenants to undertake their own fit-out.

W/C provisions are provided along with mains water and electric. There is no gas connection. Telecoms and data provision is provided, Tenant to organise for their own connection/contract with the providers.





## RETAIL AVAILABILITY

Talbot Gateway has a selection of flexible retail/ leisure units available to let, situated around Bickerstaffe Square and directly opposite Blackpool North train station.

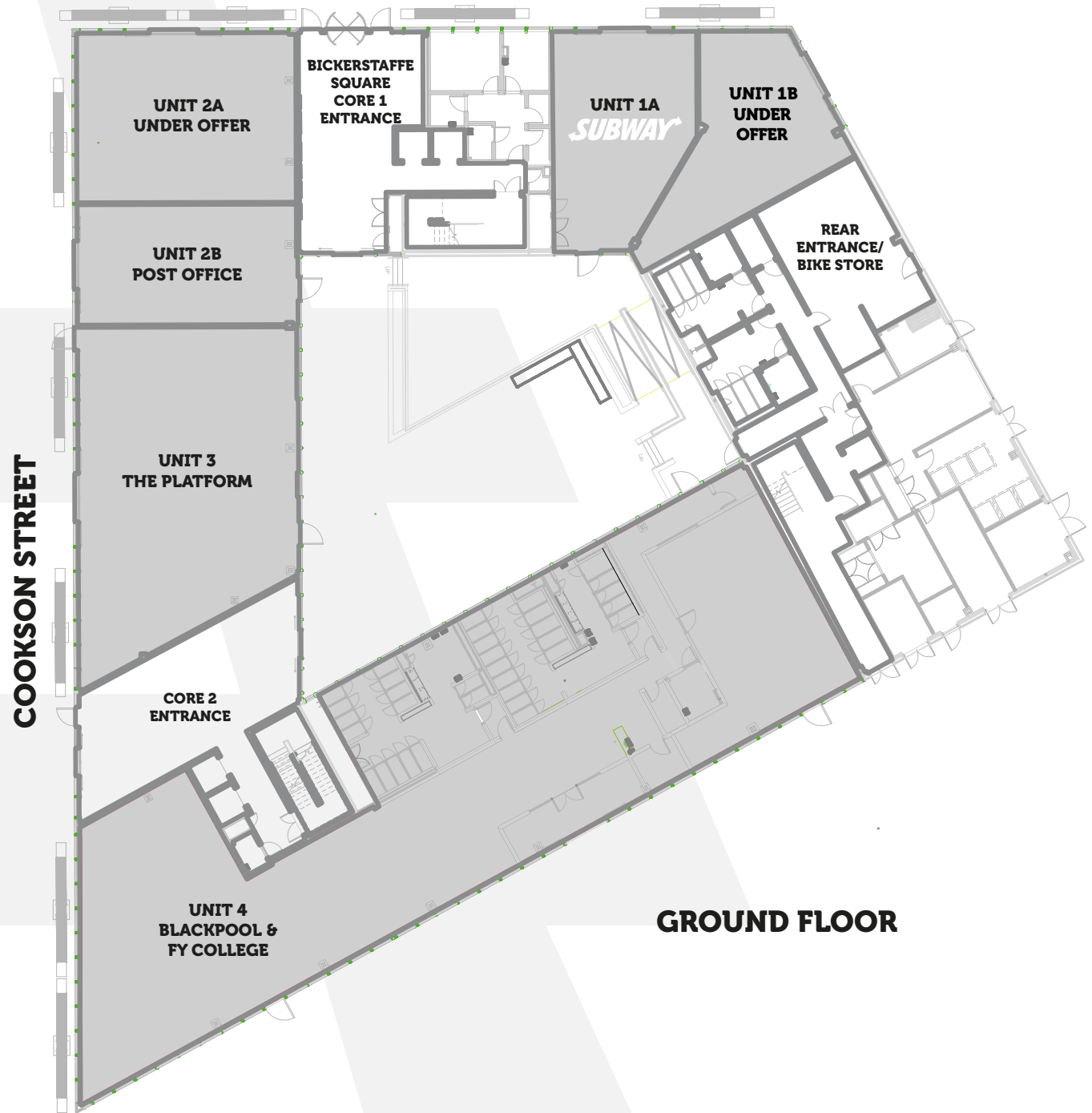
The scheme is anchored by a 120,000 sq ft Sainsbury's foodstore.

### UNITS

1A	Subway
1B	Under Offer
2A	Under Offer
2B	Post Office
3	The Platform
4	Blackpool & The Fylde College

### The retail units benefit from:

- Full double glazed window frontage
- Access to cycle store
- Access to bin store
- Finished to shell specification, ready for fit out



## FURTHER INFORMATION

### Rent

On Application.

### Lease/Terms

The units are available by way of a new internal repairing lease for a minimum initial term of 3 years.

### Service Charge

A service charge is payable for the maintenance and management of the scheme.

### Rates

The units are to be assessed for Business Rates.

### VAT

Applicable at the prevailing rate.

### Planning

Class E - Retail.

### Availability

Access for fit out to the units will be available from April 2023.

## CONTACT

### Mark Harrison

mark.harrison@blackpool.gov.uk

### Adam Ogden

adam.ogden@blackpool.gov.uk

### Blackpool Council

regeneration@blackpool.gov.uk

Number One Bickerstaffe Square  
Talbot Rd, Blackpool  
FY1 3AH

Tel: 01253 477252



IMPORTANT NOTICE: Blackpool Council give notice to anyone who may read these particulars as follows: 1. These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract. 2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in this brochure show only certain parts and aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is reference in these particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. Published March 2023.

Designed by:  
Blaze  
Marketing  
0161 367 7252

**Blackpool Council**

**Blackpool**   
businessinblackpool.com