

To Let  
£45,000 p.a. exclusive

CGI of Tenant's Fit-out



# Modern Self-Contained Commercial Unit

3,600 SQ FT (334.44 SQ M)

📍 UNIT A JUBILEE LEISURE PARK, NORTH PROMENADE, THORNTON-CLEVELEYS, FY5 1DB

**TW**  
Turner Westwell  
Commercial Agents

## KEY FEATURES

- Prominent seafront location on the promenade in Cleveleys
- Situated within Jubilee Leisure Park leisure scheme
- Adjacent to JD Gyms and Vue Cinema
- Approximately 0.25 miles from Cleveleys Town Centre
- Stripped out to a shell condition with flexible layout
- Current planning consent for the erection of three padel courts and associated areas, under Planning Ref [24/00555/FUL](#)
- Potential for subdivision or drive-thru redevelopment (subject to planning permission)
- New Lease
- Rental - £45,000 per annum exclusive



## LOCATION

Cleveleys is an attractive and affluent coastal resort town in the county of Lancashire. It is located approximately 6 km (4 miles) north of Blackpool, 25 km (16 miles) south-west of Lancaster, and 68 km (43 miles) north-west of Manchester.

The town serves an urban population of around 30,000 people. However, the wider catchment population increases significantly, with more than 239,000 people living within a 10 km (6 mile) radius and approximately 359,000 within 20 km (12.5 miles).

Cleveleys benefits from strong transport connections. The A584 provides a direct route south to Blackpool, while the A585 links the town to Junction 3 of the M55 motorway, located about 12 km (8 miles) to the south-east.

Public transport is also convenient, with Cleveleys tram stop being part of the Blackpool Tramway, offering regular direct services south to Blackpool and north to Fleetwood.

## DESCRIPTION

The unit is situated within Jubilee Leisure Park in a prominent seafront location in Cleveleys, adjacent to JD Gyms and Vue Cinema. Its position on the promenade provides attractive beach views while remaining approximately a 0.25 miles from the town centre.

Previously occupied by Pizza Hut, the property offers flexible opportunities for subdivision, expansion, or potential drive-thru redevelopment (subject to planning), making it well suited to capture strong passing footfall.

Jubilee Leisure Park, developed in 2006, is a modern leisure scheme located immediately north of the town centre and next to Jubilee Gardens, which provides a children's play area, skatepark and sports court, with residential properties positioned to the rear of the site.

## SERVICES

The mains services connected to the property to include water, gas, electricity supply and of course, mains drainage. Please note that Turner Westwell Commercial have not tested any of the service installations or appliances connected to the property.

## ACCOMMODATION

In accordance with the Code of Measuring Practice (6<sup>th</sup> Edition), we have calculated the following approximate Net Internal Areas:

Description/Floor	Sq M	Sq Ft
Unit A	334.44	3,600

## LEASE TERMS

Available by way of a new Tenant's Full Repairing and Insuring lease for a term of years to be agreed.

## RENTAL

£45,000 per annum exclusive.

## ESTATE CHARGE

An estate charge is levied to cover the cost of the maintenance and upkeep of the common parts. Further details are available on request.

## VAT

VAT is applicable at the prevailing rate.

## BUSINESS RATES

A re-assessment for Business Rates purposes is required on occupation.

Interested parties are advised to make their own enquiries with the Business Rates Department at Wyre Council to clarify the rates payable for the property.

The Standard Retail, Hospitality and Leisure (RHL) Multiplier for the 2026/2027 Financial Year is 0.430 pence in the £, or 0.382 pence in the £ for qualifying small businesses.



## USE

Open E-Class – Retail. The property does have an active planning consent for the erection of three padel courts and use of vacant restaurant as cafe, with associated areas of hardstanding, means of enclosure, lighting and associated infrastructure. The Planning Reference is [24/OO555/FUL](#).

It is the responsibility of the Proposed Tenant to verify their intended use of the property (including any necessary change of use planning requirements) are suitable and acceptable to the Local Planning Authority (Wyre Council).

## LEGAL COSTS

Each party are responsible for their own legal costs involved in the transaction.

## EPC

The property has an current Energy Efficiency Rating of B(35). The certificate is valid until 19th July 2033. A full copy of the Report is available upon request.



## ANTI-MONEY LAUNDERING (AML)

In accordance with the Criminal Finances Act 2017 and the regulations set by HMRC and RICS, Turner Westwell Commercial Agents must perform AML due diligence for all clients, as well as for buyers and tenants involved in any transaction. This means we will need to gather personal, detailed financial and corporate information before we can finalise any transaction.

## VIEWINGS

Strictly by appointment with the sole agents TURNER WESTWELL COMMERCIAL AGENTS.

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