Available for Lease

Licensed Restaurant & Café – In conjunction with Marine Hall

The Waterfront
Marine Hall
The Esplanade
Fleetwood
FY7 6HF

Total Gross Floor Area:
c. 146sq. m (1,572 sq.ft.) plus external terrace of 79 sq.m (851 sq.ft.)

- New Restaurant/ Cafe Space
- To be fully licensed (subject to ingoing tenant securing all relevant licenses)
- Internal & External dining areas
- Catering for Marine Hall events/ functions by way of Management Agreement
- Located on the seafront
- Free parking adjacent

EXPECTED RENT IN EXCESS OF £25,000 (exclusive)



Setting Out Plan - Final Floor Plan subject to change: Red Is Tenant, Yellow is Right of Access, Green is Council:



Civic Centre, Breck Road, Poulton-Le-Fylde, Lancashire, FY6 7PU
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f/ wyrecouncil
estates.enquiries@wyre.gov.uk

The Waterfront, Fleetwood

Description

A new Restaurant/ Café location is opening in conjunction with Marine Hall in Fleetwood. Marine Hall is a fully functional 1930s Art Deco building offering the community theatre and art shows, events and weddings.

The new space being created will sit on Fleetwood Esplanade and overlook Fleetwood's award winning beach as well as beautiful views of Morecambe Bay.

The space will work independently but also in conjunction with Marine Hall. The expectation will be that the new café will support Marine Hall during events as well as servicing the public year-round. Any events in the adjacent Function Room (green on plan) would need to be catered for by the café operator on terms to be agreed that will sit alongside the lease. It is anticipated that this will be some form of management agreement.

Accommodation

Ground Floor

The entrance vestibule is located on the Esplanade accessed from the external terrace which leads into an entrance lobby with a disabled W.C. and a standard unisex W.C. The entrance lobby leads to an open plan seating area with potential for 28 covers. A fully functional and newly fitted commercial kitchen is provided with a servery, storage access and shared first floor staff rest space. There is a separate servery to the function room.

First Floor

The shared upstairs changing room space will be accessible by the new tenant and by other Marine Hall event holders. It consists of both a male and female changing room with changing for stage acts.

Exterior

External Terrace on the Esplanade for outside seating with potential for a further 26 covers.

Viewings

It is anticipated that the space will be open to initial viewings early in 2027 and only by prior appointment on: estates.enquiries@wyre.gov.uk

Location

The Marine Hall Theatre sits on the Fleetwood Waterfront adjacent to the Leisure Centre now operated by Parkwood Leisure and is within the wider Marine Gardens setting. The Mount Pavillion, Mini Links golf and boating lake are all within walking distance. There is free on-site parking adjacent to Marine Hall and the Leisure Centre.

Local transport links connect surrounding towns such as Blackpool (8 miles), Bispham (5 miles) & Cleveleys (3 miles) via tram or bus and Knott End via an occasional local ferry service. Bus routes run frequently from other neighbouring towns such as Thornton and Poulton Le Fylde.

Rateable Value

To be calculated by the Valuation Office upon completion.

EPC

To be provided upon completion.

Anti-Money Laundering

In accordance with Anti Money Laundering Regulation, two forms of identification and proof of funding will be required from the successful tenant. We are required to electronically verify identification documents and complete credit checks against the successful tenant and any other checks Wyre Council deems appropriate.

VAT

N/A at present.

Architect's illustrations

Illustrations showing the possible finished space can be viewed below. (N.B. the function room does not form part of the leased-out space and remains part of the wider Marine Hall operation run by the Council).

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Possible Café Front



Possible Café Interior Layout



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Possible Function Room Layout



Aerial View of Marine Hall and Surrounding area – Red Outline is café proposed area



Misrepresentation Act 1967:
Wyre Borough Council as Landlord give notice that:
These particulars are provided merely as a general guide to the property. They are not and shall not become part of any contract.
In the event of any inconsistencies between these particulars and the conditions of tenancy, the latter shall prevail.

Disclaimer:
The particulars have been produced with information in line with a pre-start building project with architectural drawings and information. These are made in good faith without any responsibility whatsoever on part of Wyre Borough Council. It is for the incoming tenant to satisfy themselves by inspection or otherwise as to the accuracy or fullness of the information. The particulars cannot be relied upon as complete statements or representation of fact. All planning enquiries should be made by the incoming tenant directly to the local planning authority, Wyre Borough Council or relevant parties. No warranties are given by Wyre Borough Council.

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