



EXPRESSION OF INTEREST FOR LAND AT ST PAUL'S AVENUE CAR PARK

LICENCE FOR USE:

Retail Sales of Ices, Sweets, and Cold Snacks (excluding Cakes) and Hot and Cold Drinks Only

- At the junction of St Paul's Avenue Car Park and Inner Promenade, Lytham St Anne's, FY8 1EQ
- Attractive Prominent Location with high footfall
- Adjacent to Fairhaven Lakes
- At the entrance of St Paul's Avenue Car Park
- Approximately 16m x 3m (52' x 9')





Location

Prominently positioned fronting Inner Promenade, at the entrance to St Paul's Avenue Car Park, the site is adjacent to the highly popular Fairhaven Lake and Gardens which is a year round destination offering a variety of leisure activities and events, including water-based recreation on the lake itself.

Description

The site shown in red (for identification purposes only) comprises a concrete surface extending to approximately 48 square metres (516 square feet).

There is no direct power supply to the site. The appointed operator will be responsible for providing their own portable power source (e.g. portable generator, retail sales vehicle, etc.).

Parking

Fylde Council Public car parks are available nearby along with unrestricted free parking on the main Inner Promenade.

Use

The site is being offered for use as: Retail Sales of Ices, Sweets, Cold Snacks (excluding Cakes), Hot and Cold Drinks Only.

No other use will be permitted.

No physical structures will be permitted

Expressions of interest (EOI)

Fylde Council invites expressions of interest from prospective operators, which should ideally address the following points.

Proposed Use

- A detailed description of your proposed use (e.g. type of goods/services to be sold, nature of trading activity).
- Details of any vehicle and / or trailer etc. to be placed on the site (including dimensions and photographs if available).
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- Proposed trading hours and days of operation.
- Anticipated seasonal use (e.g. year-round or summer-only).

Power and Utilities

- Confirmation of how power will be supplied (e.g. self-contained generator, vehicle power supply, etc.).

Experience and Operation

- Brief details of relevant trading experience or similar operations previously run.
- Any relevant permits, licences, or food hygiene registration (if applicable).
- Details of proposed waste management and litter control arrangement, to ensure there is no adverse impact on the surrounding area or neighbouring vicinity.

Financial Proposal

- Proposed annual Licence Fee (rent) offered by applicant.
- Any additional value or benefit to the local area/community (e.g. local employment, complementary use to Fairhaven Lakes etc.).

Contact Details

- Full contact information (name, business name, address, telephone, email).

Tenure & Terms

The term of any proposal will be subject to negotiation but it would be Fylde Council's intention to offer a short term Licence Agreement.

Viewing

The land is wholly owned by Fylde Council and can be readily viewed from the roadside. No appointment or access arrangements are required.

Timescales

Application closing date: Midnight 30th November 2025

Applications assessed w/c: 1st December 2025

Applicants notified of outcome w/c: 8th December 2025

Deadline for receipt of clarifications 1 week prior to application closing date

Contact:

Christopher Wilcock MRICS

Senior Estates Surveyor

estates@fylde.gov.uk

Fylde Borough Council give notice that these particulars are set out for only for the general guidance of prospective purchasers or tenants and do not form part of an offer or contract. All descriptions, dimensions, references to condition or necessary permissions for use and occupation and other details are given in good faith but without responsibility and prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their correctness. No person in the employment of Fylde Borough Council has the authority to make or give any representation or warranty whatsoever in relation to this property. Fylde Council, through its Estates Team, is working in partnership with Blackpool Council on estates management and the development of commercial opportunities to support the wider growth and promotion of the local area.

LICENCE APPLICATION

Property Information

Proposed Use:	
Length of Licence:	
Annual Licence Fee:	

Personal Information

Name:	
Date of Birth:	
Address: Please provide Previous Address if less than 3 Years	
Length of Time at Current Address:	
Do you occupy the above property as:	Sole Owner ☐ Joint Owner ☐ Tenant ☐ Other ☐ (Please State)
Phone Number:	
Email Address:	
Have you ever been declared bankrupt?	Yes ☐ No ☐ (please state)

Company Information (If applicable)

Trading Name:	
Trading Address:	
Do you occupy the above property as:	Sole Owner ☐ Joint Owner ☐ Tenant ☐ Other ☐ (please state)
Length of time at Address:	
Main Business Activities:	

Date Business Established:	
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Proposal

Please enclose a copy of your business plan with your application

Brief details on proposed business:	
Likely number of Employees:	

Referencing

Trade Reference 1:	Name: Address: Telephone: Email:
Trade Reference 2:	Name: Address: Telephone: Email:
Contact Details of Solicitors:	Name: Address: Telephone: Email:
Have you ever applied for a Tenancy/Business Tenancy with Blackpool or Fylde Council'?	
Please give details of tenancies and or any unsuccessful applications?	

Please enclose a copy of your business plan with your application

Blackpool Council and Fylde Council undertakes a due diligence exercise as part of its tenancy process. To enable it to undertake this exercise, it is necessary to collect some information from you.

The information you provide on this form is the minimum information required. Blackpool Council in partnership with Fylde Council are the Data Controller for the information provided. It is held securely in line with the current data protection legislation. When it is no longer necessary the information will be destroyed through secure shredding or deletion.

We will not share the information you provide with any other organisation or disclosure the information to others unless required to do so by law.

If you consent to Blackpool Council and Fylde Council obtaining and processing your data for the above purpose, please indicate here ☐