



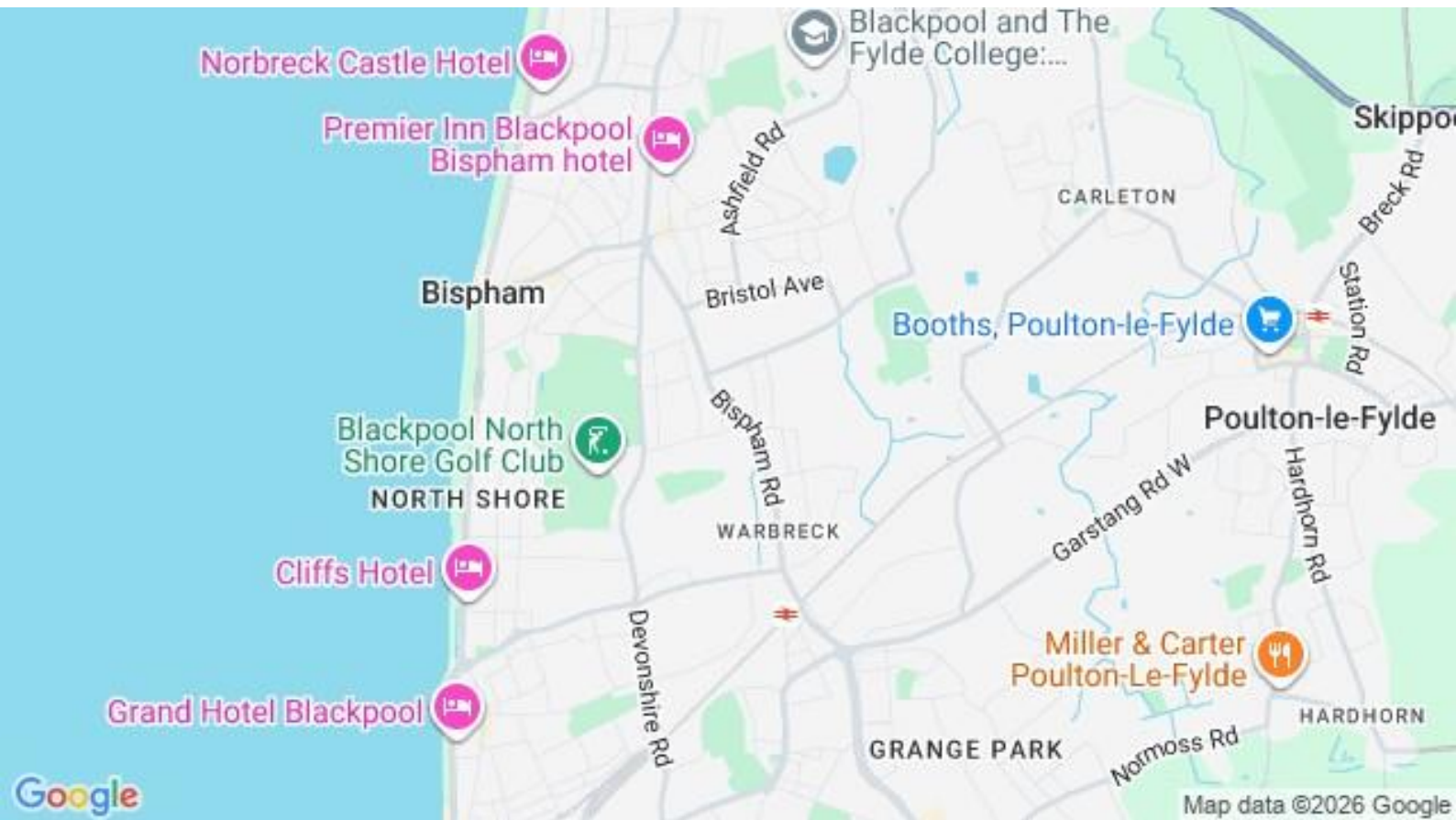
The Squirrel

(Recently t/a Mangiamo), Bispham Road, Greenlands, Blackpool, Lancashire FY2 0LB

Tenure
To Let

Price
Nil Premium

- Community foodhouse - new lease available
- Guide Rent £55,000
- Locals pub with c.180 dining covers
- Beer patio and garden to front & rear.
- Car park with c.74 spaces. 3 bed private flat.



Google © Copyright (2026). All rights reserved.

Location

The Squirrel is located in a mostly residential area on the A587, a little over 2 miles north of Blackpool town centre.

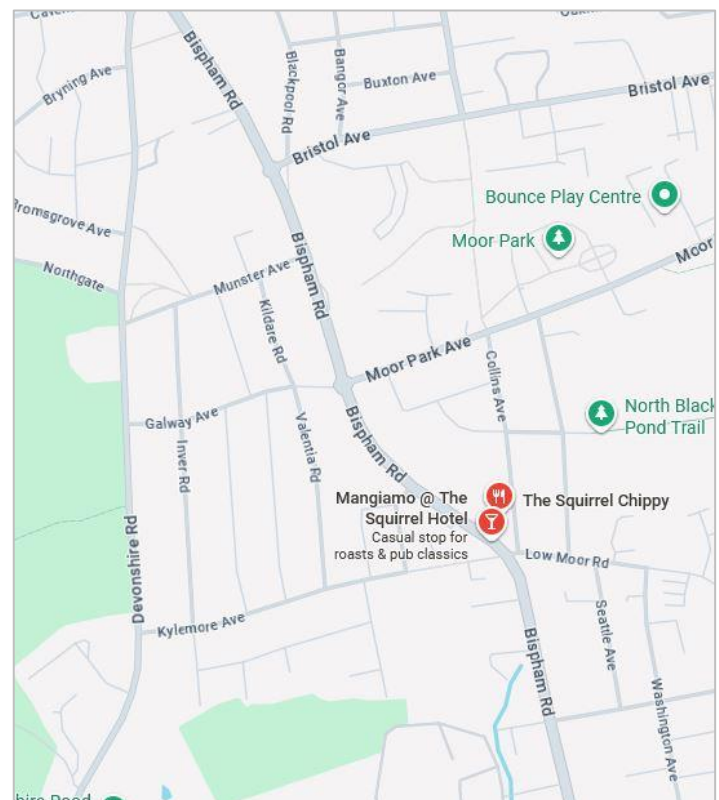
The population within two miles of the property is projected to be 88,525 by 2027.

Description

A substantial detached property with part brick, part rendered & painted elevations beneath a multi pitched tiled roof. There are single storey pitched tiled roof additions to the side & rear, together with a one & two storey flat roof addition to the rear.

The property benefits from two entrances, one to the front and another to the rear which leads through to the main dining area from the main car park. There are two car parks - one to the left hand side which has c.14 spaces and another to the right hand side and rear which has space for c.60 cars.

There is a beer garden to the front with timber picnic tables providing c.40 covers, with a beer patio to the rear in addition. There is an enclosed yard to the rear left hand side and this contains a walk in freezer.



Google © Copyright (2026). All rights reserved.



Trade

The Squirrel is currently closed but it recently traded as Mangiamo, an Italian inspired pub concept and prior to that, as a community locals pub with an extensive carvery offering.

An experienced operator will hopefully be able to see the potential to further develop this trade or alternatively, provide a brand new offering that will prove to be successful in this location.

No trading information is available.

Accommodation

Ground Floor

There is a Public Bar to the front of the property with a carpeted floor and a tiled apron to the servery. It is furnished with fixed vinyl seating to the perimeter, with timber tables & chairs, together with high bar stools and posing tables. There is a feature fireplace. The Servery has a timber fascia & top, with a glass washroom behind the bar.

To the left hand side is a Snug Room and this features timber panelled walls, a feature fireplace and stained glass windows. The room is furnished with fixed vinyl seating to the perimeter, together with timber tables & chairs.

To the right hand side, there is a Games Room - it used to be a snooker room with a feature fireplace and stained glass windows, but it now has a darts feature. There is a carpeted floor and the room is furnished with fixed vinyl seating to the perimeter, together with timber tables & chairs.

To the rear is the Main Dining Room. This room benefits from a high ceiling height and exposed roofing timbers. It is furnished with a variety of fixed seating bays and timber tables & chairs, providing a total of c. 180 dining covers. There is a Catering Kitchen, which benefits from a range of stainless steel catering equipment, walk in refrigeration and x3 store rooms. To the middle of the pub is a stage or performance area, sitting between the Main Bar and Dining Room.

Basement

Beer Cellar

First Floor

Office, store room and staff room.

Private living accommodation comprises; 3 bed Managers Flat (lounge, kitchen/dining room, bathroom, WC, x3 bedrooms) and in addition, a bedsit room with bathroom.

Tenure

Leasehold

The property is available on a new 10 year lease on FRI terms at a Guide Rent of £55,000 per annum.

The lease will be tied for the purchase of wet products with a 50/50 share of machine income.

All proposals to be presented ASAP and in any event, before 30th April 2026



Fixtures & Fittings

The successful Tenant will be required to purchase the Fixtures & Fittings at Valuation on the day of completion.

Our client's most recent F&F valuation was £42,000 +VAT.

Ingoing Requirement

In addition to the purchase of the F&F (c.£42,000 + VAT), the Tenant will be required to pay a deposit bond equivalent to one quarter's rent, a month's rent in advance, purchase stock on completion, pay fees and have funds to provide working capital for the business.

We estimate this will be in the region of £40,000.

Please note that our client has suggested that they could potentially assist suitable applicants by offering flexible terms - for instance and if necessary, the deposit could be built up over time, or the F&F could be paid in instalments. However, any assistance offered would be applicant dependant.

Application Procedure

All interested parties will be required to complete the M&B Application form. This can be obtained by contacting Fleurets.

Planning

The property is not listed but it does lie in Blackpool Town Centre Conservation area.

Licence

A premises licence prevails, the main licensable activities being:-

Sale by retail of alcohol for consumption on/off the premises:
Monday to Sunday 10.00 am to 12.00 am

Performance of dance, live & recorded music.
Monday to Sunday 10.00 am to 12.00 am



Business Rates & Council Tax

The property is in an area administered by Blackpool Council.

Rateable Value £62,000 (2023) & £68,500 (2026).

Confirmation of actual rates payable should be obtained from the Local Authority.

The domestic accommodation is within Band B for council tax purposes.

EPC

The property has an EPC rating of C

Services

We are informed that the premises benefit from all mains services as well as gas central heating, a burglar alarm system, CCTV and air conditioning.

Viewing

Strictly by appointment only through Fleurets Northwest Office on 0161 683 5445.

VAT

All prices quoted and offers made shall be deemed to be exclusive of VAT and VAT will be added where applicable. In most cases VAT is reclaimable. Prospective purchasers should consult their accountant for professional advice in this respect.

Money Laundering

The Money Laundering Regulations require us to conduct checks upon all Purchasers (including Tenants). Prospective Purchaser(s) will need to provide proof of identity and residence. For a Company any person owning more than 25% must provide the same.

Finance & Insurance

If you would like to take advantage of the knowledge and experience of a selection of firms who specialise in providing finance and insurance for licensed properties contact your local Fleurets office. A phone call may help to provide you with terms and/or cover, which best fits your requirements.



For further information please log onto **fleurets.com** or contact:

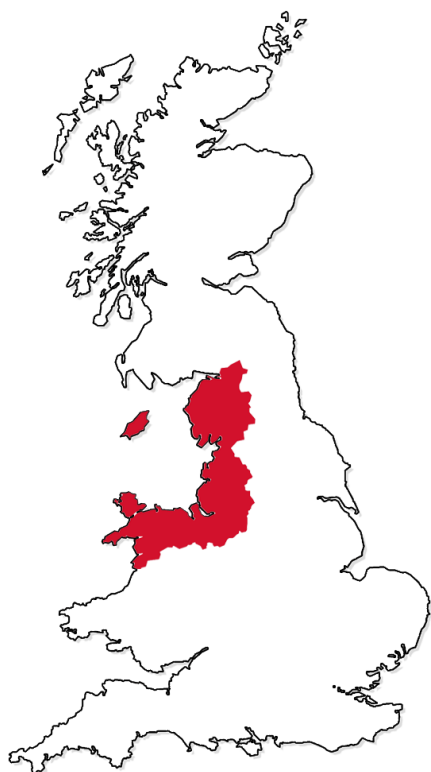
Tim Martin

Divisional Director

☎ 0161 683 5445

☎ 07787 552909

✉ Tim.Martin@fleurets.com



Important notice: Unless otherwise stated, all properties are being dealt with on a Sole Selling Rights basis. The prices and other particulars regarding properties are correct at the time of going to press. As prices can be altered by the vendor at any time, interested potential buyers should check the latest position with Fleurets before viewing. The information contained in this publication is not to be reproduced in whole or in part without the expression permission in writing of Fleurets Ltd. Fleurets' Privacy Policy is freely available on request by post or on our website.

© Copyright - Fleurets Ltd. 2026 London. 'All rights reserved'

Our Regions

London

20-22 Bedford Row,
London WC1R 4EB

☎ 020 7280 4700

✉ london@fleurets.com

Midlands

☎ 0121 236 5252

✉ midlands@fleurets.com

North West

☎ 0161 683 5445

✉ northwest@fleurets.com

North

☎ 0113 234 0304

✉ north@fleurets.com

West & South Wales

☎ 0117 923 8090

✉ west@fleurets.com

South

☎ 01273 429500

✉ south@fleurets.com

East

☎ 01223 402600

✉ east@fleurets.com