

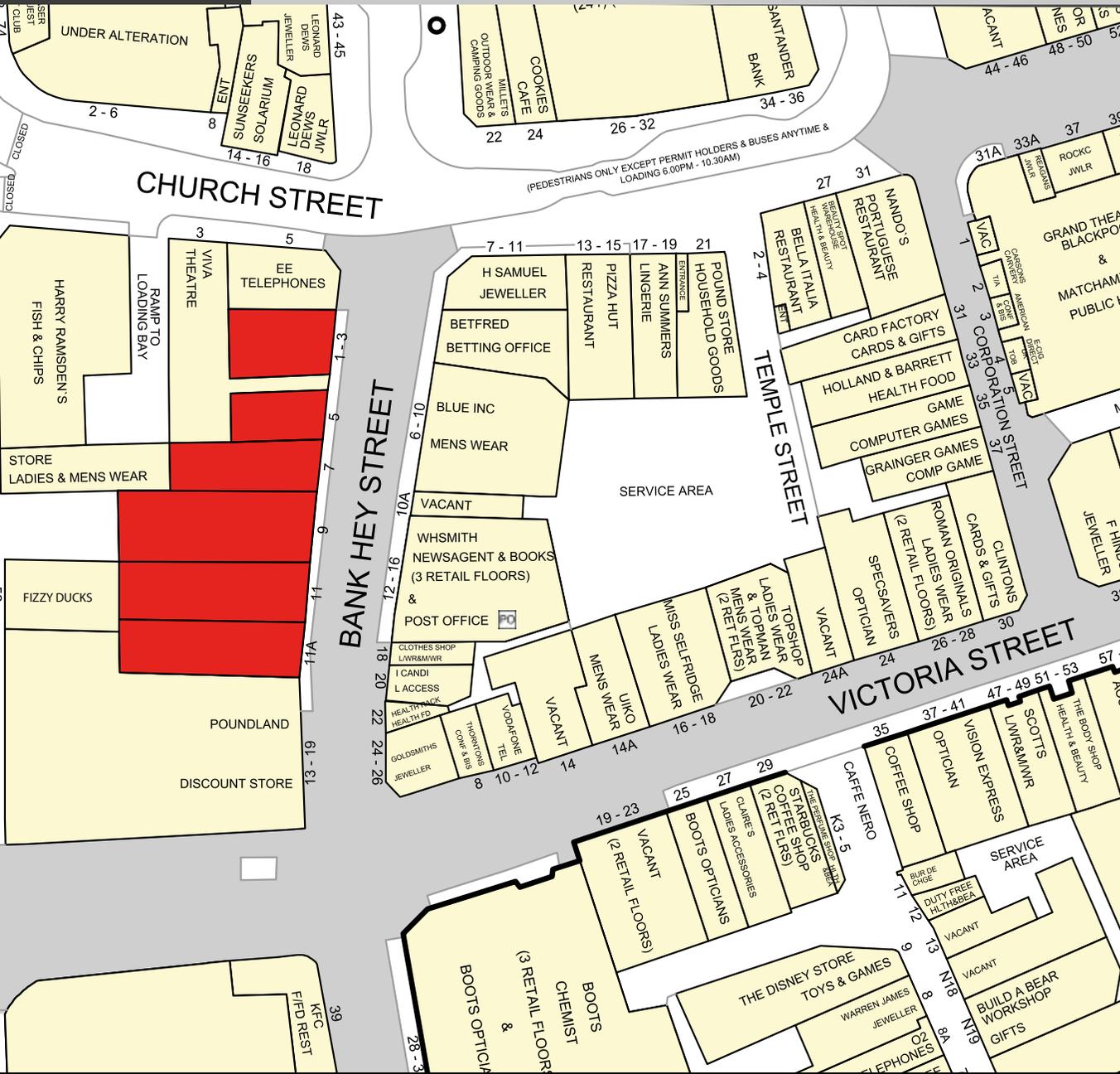


TO LET PRIME  
BANK HEY STREET BLACKPOOL RETAIL  
UNITS

Excellent location within the town's pedestrianised area, close to the junction of Bank Hey Street and Victoria Street, adjacent to Poundland. Other nearby multiples include W H Smith, Goldsmiths, Wallis etc.

Houndshell Shopping Centre lies just a short distance to the east on Victoria Street and has attracted retailers such as Debenhams, Next, River Island, H & M etc. Houndshell incorporates an 800 space car park.





CLICK A UNIT FOR MORE INFORMATION:

**1/3 BANK  
HEY STREET**

2,085 ff<sup>2</sup> (194 m<sup>2</sup>)

**5 BANK  
HEY STREET**

1,880 ff<sup>2</sup> (174.6 m<sup>2</sup>)

**7 BANK  
HEY STREET**

1,700 ff<sup>2</sup> (158 m<sup>2</sup>)

**9 BANK  
HEY STREET**

2,000 ff<sup>2</sup> (185.8 m<sup>2</sup>)

**11 BANK  
HEY STREET**

2,205 ff<sup>2</sup> (204.8 m<sup>2</sup>)

**11A BANK  
HEY STREET**

2,695 ff<sup>2</sup> (250 m<sup>2</sup>)

- Can combine units to provide up to 10,000 sq ft of sales area
- Existing A1 use - potential for change of use to A3 (restaurant / café) or A5 (hot-food take-away).

## 1/3 BANK HEY STREET – 2,085 ft<sup>2</sup> (194 m<sup>2</sup>)

Well configured ground floor retail unit with near full height display frontage to Bank Hey Street. Ground floor extends to 1,500 sq ft (139.3 sq m) approx. with basement storage, kitchen & WC facilities of 585 sq ft (54.3 sq m). The ground floor is currently subdivided with lightweight partitioning to provide rear storage, but could be opened up as required. The main sales area is fitted out with suspended ceiling, recessed lighting and laminate flooring. Internal width of 27'8 (8.43m), overall depth 50'2 (15.3m).

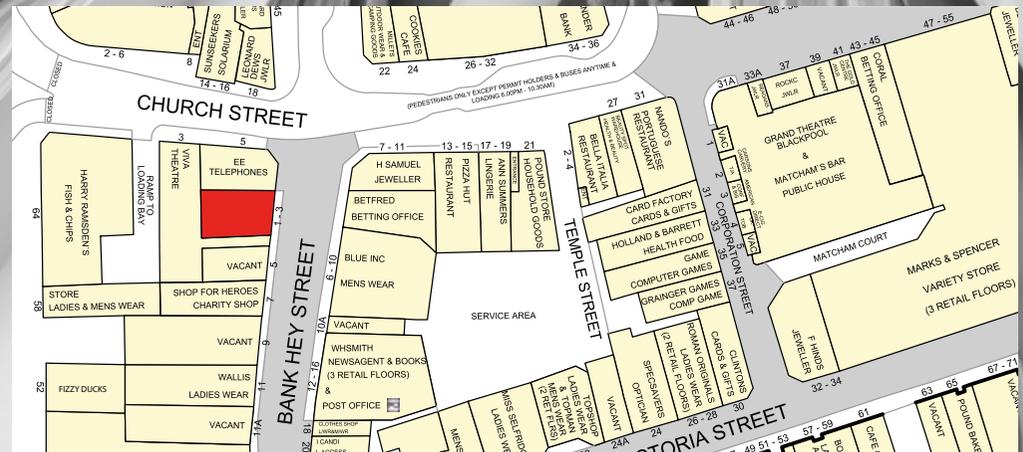
### TERMS

New lease of negotiable length on effective full repairing and insuring terms, incorporating 5 yearly upward only rent reviews. Rental - £45,000 pa, exclusive of rates and VAT.

### RATES

Rateable Value of £73,500, producing payable rates of £36,236 pa for 2015/2016 . Interested parties are advised to verify all figures with Fylde Borough Council.

|                         |   |
|-------------------------|---|
| <b>Total Floor Area</b> | 2,085 ft <sup>2</sup> (194 m <sup>2</sup> ) |
| <b>Rates</b>            | £36, 236 p/a                                |
| <b>Rental</b>           | £45,000 p/a                                 |



## 5 BANK HEY STREET – 1,880 ft<sup>2</sup> (174.6 m<sup>2</sup>)

Modern retail unit with near full-height display frontage to Bank Hey St. Comprises ground floor sales of 1,400 sq ft (130 sq m) approx with rear WC's and basement storage of 480 sq ft (44.6 sq m).

### TERMS

New lease of negotiable length on effective full repairing and insuring terms, incorporating 5 yearly upward only rent reviews. Rental - £35,000 pa, exclusive of rates and VAT.

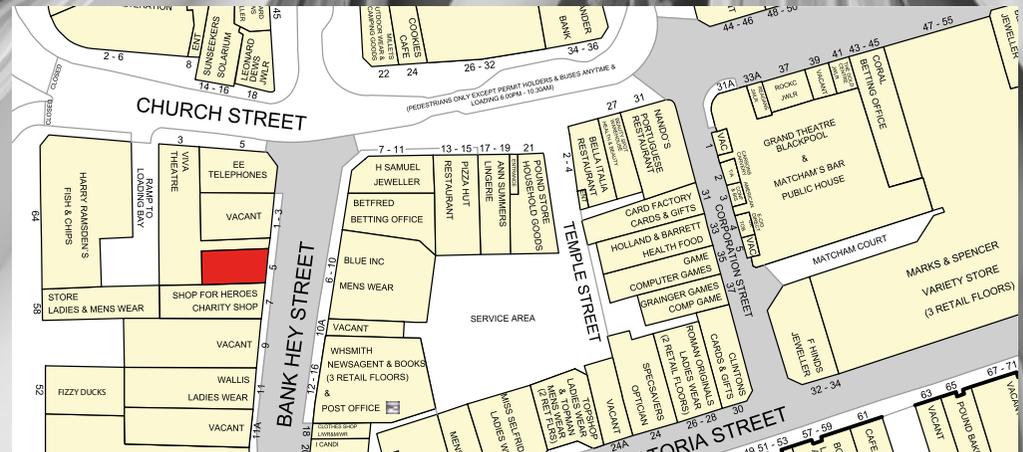
### RATES

Rateable Value of £59,000, producing payable rates of £29,087 pa for 2015/16. Interested parties are advised to verify all figures with Fylde Borough Council.

**Total Floor Area** 1,880 ft<sup>2</sup> (174.6 m<sup>2</sup>)

**Rates** £29,087 p/a

**Rental** £35,000 p/a



## 7 BANK HEY STREET – 1,700 ft<sup>2</sup> (158 m<sup>2</sup>)

Well configured ground floor retail unit with near full height display frontage to Bank Hey Street. Accommodation comprises main sales area of 1,100 sq ft (102.2 sq m) approx. with upper level sales of 425 sq ft (39.5 sq m) and rear storage of 180 sq ft (16.7 sq m). Internal width is 21' (6.4m) and overall depth is 83'3" (25.3m). All areas and dimensions are approximate.

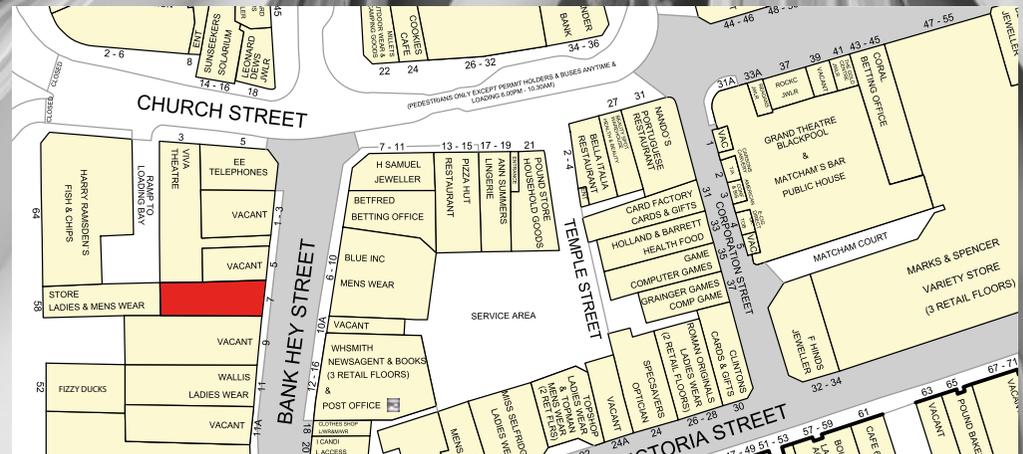
### TERMS

New lease of negotiable length on effective full repairing and insuring terms, incorporating 5 yearly upward only rent reviews. Rental - £35,000 pa, exclusive of rates and VAT.

### RATES

Rateable Value of £55,500, producing payable rates of £27,362 pa for 2015/2016. Interested parties are advised to verify all figures with Fylde Borough Council.

|                         |   |
|-------------------------|---|
| <b>Total Floor Area</b> | 1,700 ft <sup>2</sup> (158 m <sup>2</sup> ) |
| <b>Rates</b>            | £27,362 p/a                                 |
| <b>Rental</b>           | £35,000 p/a                                 |



## 9 BANK HEY STREET – 2,000 ft<sup>2</sup> (185.8 m<sup>2</sup>)

Modern retail unit with near full-height display frontage to Bank Hey St. Ground floor sales area with partitioned changing rooms to rear totalling 1,475 sq ft (137 sq m), separate manager's office of 50 sq ft (4.6 sq m) and male / female WC's. Internal width of 26'3 (8m) max with shop depth of 68'5 (20.8m). At basement level is a rest room with store (475 sq ft / 44 sq m), the latter having excellent headroom for racking out.

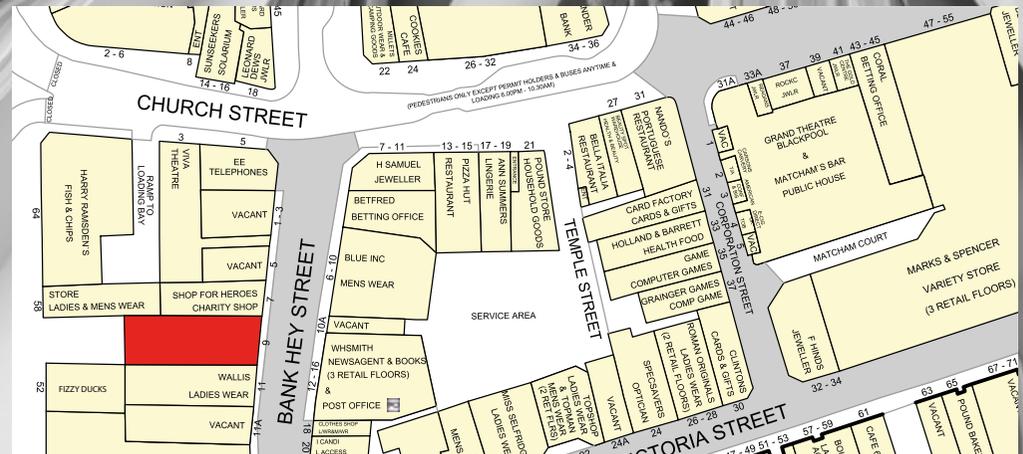
### TERMS

New lease of negotiable length on effective full repairing and insuring terms, incorporating 5 yearly upward only rent reviews. Rental - £40,000 pa, exclusive of rates and VAT.

### RATES

Rateable Value of £70,000, producing payable rates of £34,510 pa for 2015/16. Interested parties are advised to verify all figures with Fylde Borough Council.

|                         |   |
|-------------------------|---|
| <b>Total Floor Area</b> | 2,000 ft <sup>2</sup> (185.8 m <sup>2</sup> ) |
| <b>Rates</b>            | £34,510 p/a                                   |
| <b>Rental</b>           | £40,000 p/a                                   |



## 11 BANK HEY STREET – 2,205 ft<sup>2</sup> (204.8 m<sup>2</sup>)

Well-configured modern retail unit with near full-height display frontage to Bank Hey St. Ground floor sales area with partitioned changing rooms to rear, along with storeroom and WC's. Internal width of 25'7 (7.8m) and shop depth of 77' (23.4m). At basement level is a kitchen / rest room, private office and store, the latter having excellent headroom for racking out. Ground floor area 1,835 sq ft (170.4 sq m) and basement of 370 sq ft (34.3 sq m) approx.

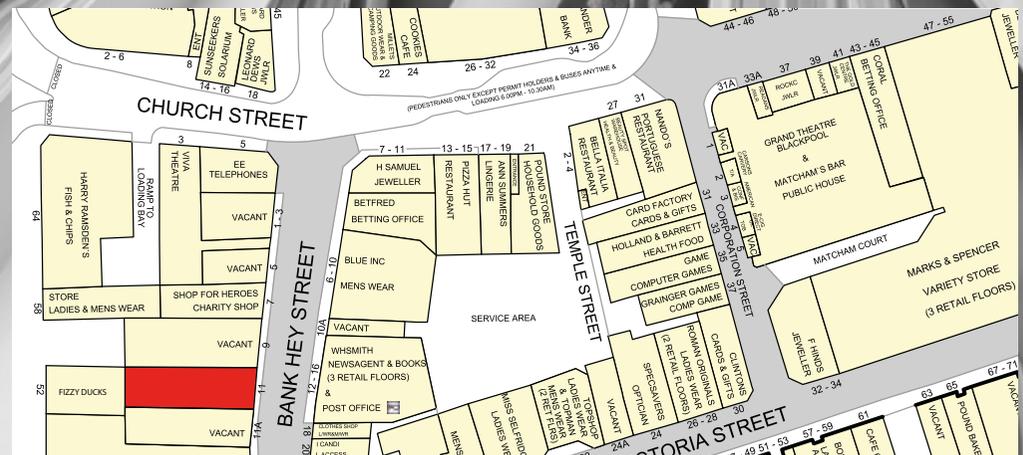
### TERMS

New lease of negotiable length on effective full repairing and insuring terms, incorporating 5 yearly upward only rent reviews. Rental - £42,500 pa, exclusive of rates and VAT.

### RATES

Rateable Value of £77,500, producing payable rates of £38,208 pa for 2015/16. Interested parties are advised to verify all figures with Fylde Borough Council.

|                         |   |
|-------------------------|---|
| <b>Total Floor Area</b> | 2,205 ft <sup>2</sup> (204.8 m <sup>2</sup> ) |
| <b>Rates</b>            | £38,208 p/a                                   |
| <b>Rental</b>           | £42,500 p/a                                   |



## 11A BANK HEY STREET – 2,695 ft<sup>2</sup> (250 m<sup>2</sup>)

Well configured retail unit arranged on basement and ground floors with near full height display frontage to Bank Hey Street. Accommodation comprises sales area of 1,980 sq ft (184 sq m) approx. with lower level admin office / staff room of 195 sq ft (18.1 sq m) and basement storage of 520 sq ft (48.3 sq m). Internal width is 25'7 (7.88m) and overall depth 79' (24m)

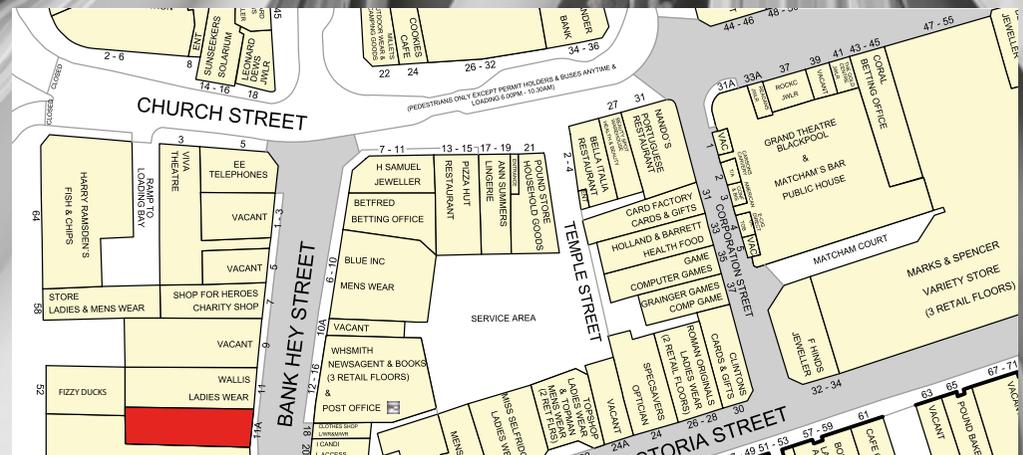
### TERMS

New lease of negotiable length on effective full repairing and insuring terms, incorporating 5 yearly upward only rent reviews. Rental - £45,000 pa, exclusive of rates and VAT.

### RATES

Rateable Value of £72,500, producing payable rates of £35,743 pa for 2015/2016. Interested parties are advised to verify these details with Fylde Borough Council.

|                         |   |
|-------------------------|---|
| <b>Total Floor Area</b> | 2,695 ft <sup>2</sup> (250 m <sup>2</sup> ) |
| <b>Rates</b>            | £35,743 p/a                                 |
| <b>Rental</b>           | £45,000 p/a                                 |



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