

TO LET

PRIME RETAIL UNIT

67- 71 VICTORIA STREET
HOUNDSHILL SHOPPING CENTRE
BLACKPOOL
LANCASHIRE
FY1 4RJ

- HOUNDSHILL SHOPPING CENTRE
- PROMINENT POSITION
- OPPOSITE MARKS AND SPENCER
- CLOSE TO WINTER GARDENS & TOWER
- GF SALES: 2730 SQ FT
- FF ANCILLARY: APPROX 1939 SQ FT
- VIEWING ESSENTIAL

RENT: £75,000 PER ANNUM EXCLUSIVE



Duxburys
Commercial

Unit 8, Metropolitan Business Park, Blackpool, Lancashire, FY3 9LT
t: 01253 316919 e: enquiries@duxburyscommercial.co.uk
f: 01253 765260 w: www.duxburyscommercial.co.uk

VICTORIA STREET, BLACKPOOL

LOCATION

Blackpool attracts around 17 million visitors a year, and the total population of the Fylde coast is approximately 325,000. Blackpool also has an extended visitor season compared to most seaside resorts thanks to Illuminations running from September to November.

Victoria Street is located to the front of the Houndhill Shopping Centre which is the town's premier retail destination. The scheme provides around 300,000 sq ft of retail accommodation with 750 car parking spaces. The centre is anchored by Debenhams and has a strong mix of retailers including Primark, H & M, Next, New Look, Tessuti, Disney, Build a Bear and Jack and Jones.

The subject unit occupies a prominent position on Victoria Street, at the entrance of the Houndhill and is located opposite to Marks and Spencer, close to Top Shop and Prezzo, Claire's and is also close to Starbucks and Caffè Nero.

Some of Blackpool's key attractions are located in the town centre including The Winter Gardens which is accessed from Victoria Street itself and incorporates the Opera House, Empress Ballroom and Illuminasia, Also within walking distance is The Tower, including The Dungeons and The Circus. Other nearby attractions are The Grand Theatre, Sea Life, Madame Tussauds and the Grundy Art Gallery.

ACCOMMODATION

	SQ M	SQ FT
GF Sales	253.6	2730
FF Ancillary	180.1	1939
TOTAL	433.73	4669

RATING ASSESSMENT

2010 RV: £94,500

ENERGY PERFORMANCE CERTIFICATE

Details to be confirmed

LEGAL COSTS

Each party is to be responsible for their own legal fees incurred during this transaction.

SERVICE CHARGE

Service Charge 2016 is £24,314 per annum

LEASE

A new lease is available with terms to be agreed by negotiation.

VAT

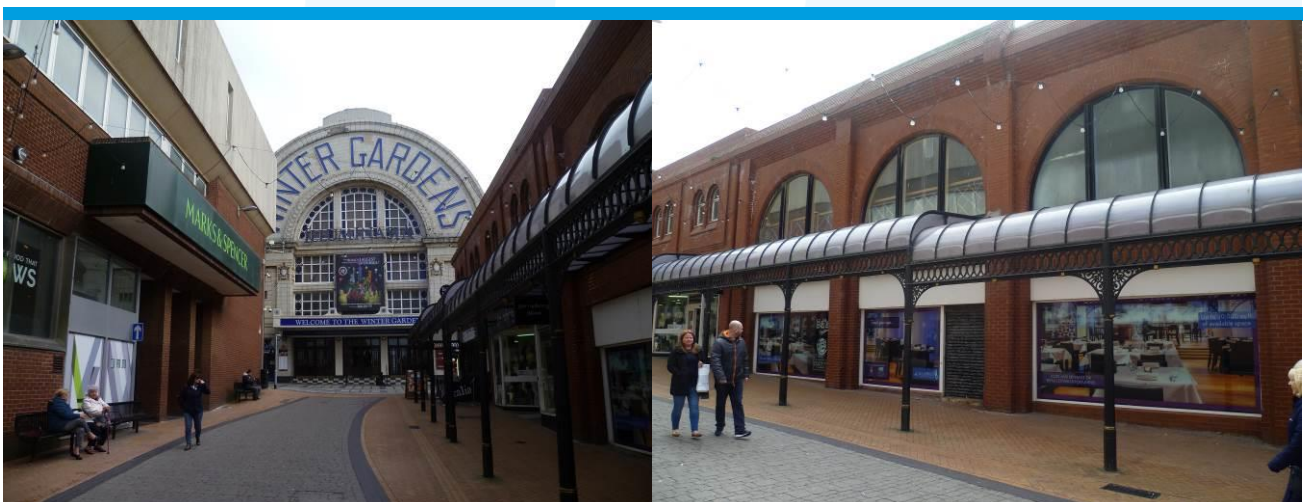
All prices quoted are exclusive of VAT but may however be subject to VAT at the prevailing rate

VIEWING ARRANGEMENTS

Strictly via prior appointment through Duxburys Commercial on 01253 316919.

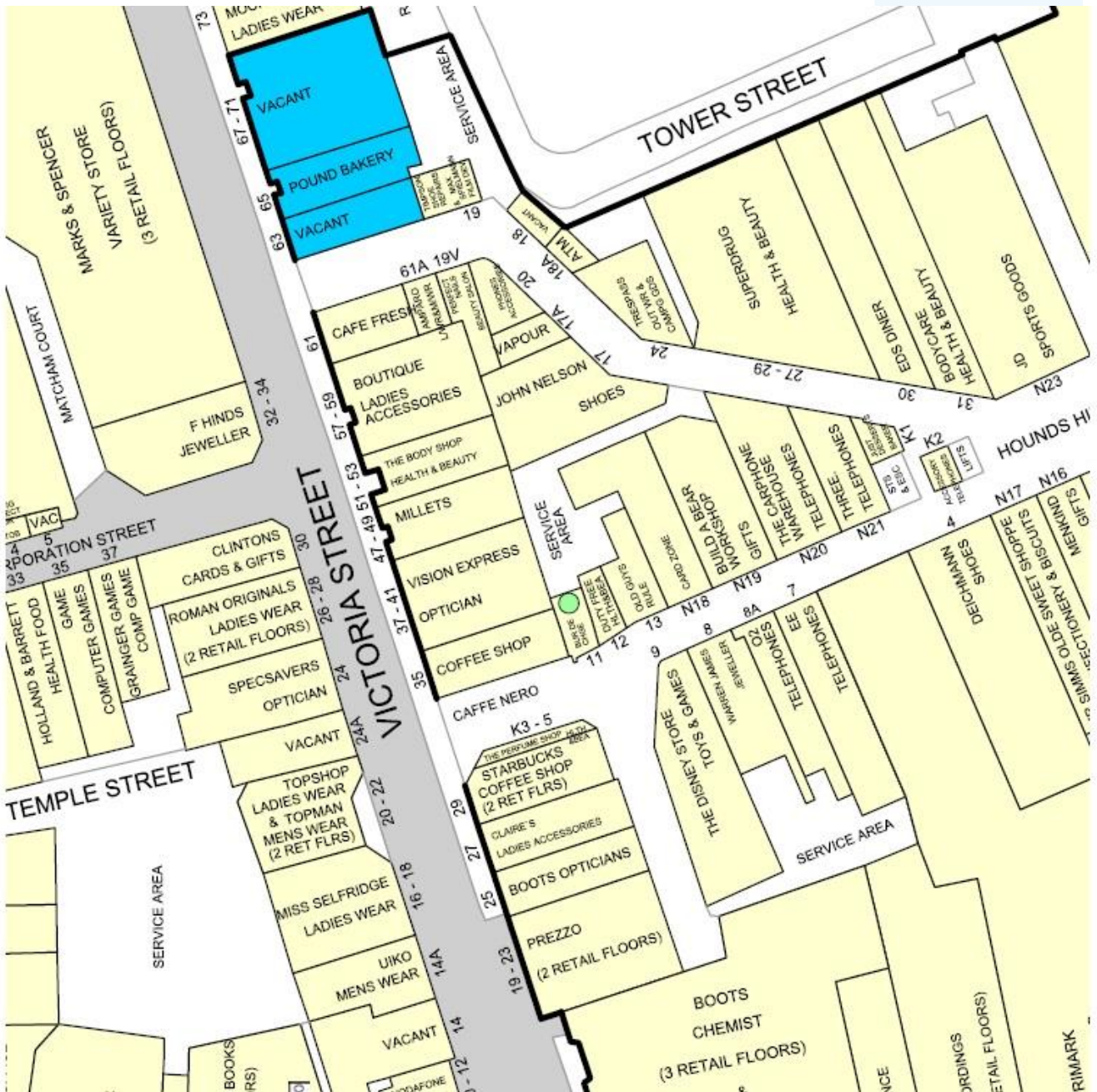
Disclaimer

The sales particulars have been produced with information provided by the owner/occupier or landlord and are made in good faith without any responsibility whatsoever on the part of Duxburys Commercial. It is for the purchaser or as the case may be the lessee to satisfy themselves by inspection or otherwise, as to the accuracy or fullness of the information. They must not in entering into any contract or incurring costs or otherwise rely upon these particulars as statements or representations of facts.



Misrepresentation Act 1967: Duxburys Commercial, as agents for the vendor or, as the case may be, lessor (the "Vendor") and for themselves, give notice that:

- (1) These particulars are provided merely as a general guide to the property. They are not and shall not hereafter become part of any other contract.
 - (2) The Statements herein are made in good faith without any responsibility whatsoever on the part of the Vendor, Duxburys Commercial or their servants. It is for the purchaser or as the case s Commercial nor its servants has any authority, express or implied, to make or give any representations or warranties in respect of the property.
 - (3) In the event of any inconsistency between these particulars and the Conditions of Sale, the latter shall prevail.
 - (4) Nothing in these particulars should be deemed to be a statement that the property is in good condition or that any of the facilities are in working order.
- Note: Duxburys Commercial has not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air or water contamination. The purchaser is responsible in making his own enquiries in this regard.



Misrepresentation Act 1967: Duxburys Commercial, as agents for the vendor or, as the case may be, lessor (the "Vendor") and for themselves, give notice that:

- (1) These particulars are provided merely as a general guide to the property. They are not and shall not hereafter become part of any other contract.
 - (2) The Statements herein are made in good faith without any responsibility whatsoever on the part of the Vendor, Duxburys Commercial or their servants. It is for the purchaser or as the case's Commercial nor its servants has any authority, express or implied, to make or give any representations or warranties in respect of the property.
 - (3) In the event of any inconsistency between these particulars and the Conditions of Sale, the latter shall prevail.
 - (4) Nothing in these particulars should be deemed to be a statement that the property is in good condition or that any of the facilities are in working order.
- Note: Duxburys Commercial has not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air or water contamination. The purchaser is responsible in making his own enquiries in this regard.