

TO LET

Unit 5
35 Corporation Street
Blackpool
FY1 4RW



Location

The available unit is prominently located within a prime pedestrianised retail area of Blackpool town centre, situated on Corporation Street just off Victoria Street the main retail thoroughfare where footfall is significant. The unit is surrounded by notable national occupiers such as Marks and Spencer, Clintons and Topshop.

Additionally the unit benefits from its proximity to Blackpool's only shopping centre the Houndhill and takes advantage of the ample surrounding car parking, with a multi-storey car park located within the Houndhill and further multi-storey car park located within a five minute walk.

Accommodation

The premises comprise the following approximate net internal floor areas:

Demise	Sq. Feet	Sq. Metres
Ground Floor	1,246	115.8
First Floor Ancillary	1,409	130.9

Rent

Upon application

Tenure

The unit is offered on a new effectively full repairing and insuring lease for a term of years to be agreed.

Business Rates

The unit has a 2017 rateable value assessment of £27,750.

As the Rateable Value is less than £51,000, the business rates 'Retail Discount' scheme may apply. Subject to eligibility, this could reduce the rates payable by one third between 2019-2020 and 2020-2021.

Service Charge

The ingoing Tenant will be responsible for a fair proportion of all the services costs associated with the building.

EPC

Energy Performance Asset Rating - E

Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction.

VAT

Unless otherwise stated, all prices/rents are quoted exclusive of VAT.

SUBJECT TO CONTRACT
Details prepared June 2019

Viewing Strictly through the joint letting agents.

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