



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 Houndshill and takes advantage of the ample surrounding car parking, with a multi-storey car park located within the Houndshill 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.

Barker Proudlove

Gary Crompton

+44 (0)161 631 2855 +44 (0)7554 402314 gary@barkerproudlove.co.uk **CBRE**

Nik McCarthy

+44 20 7182 2055 +44 796 096 0207

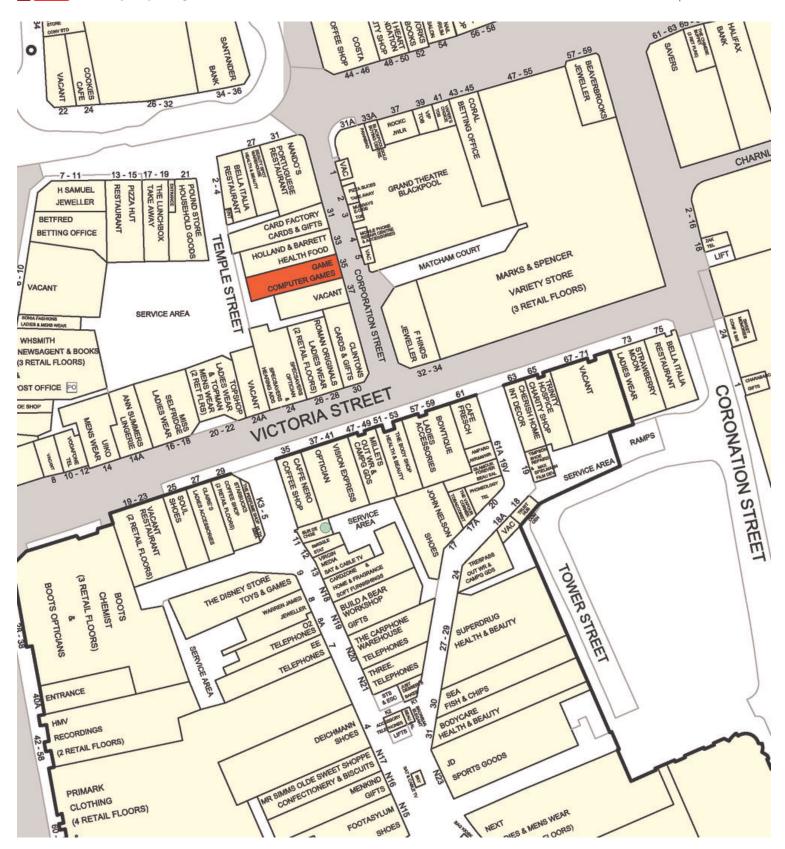
nik.mccarthy@cbre.com



Manchester 0161 631 2852

info@barkerproudlove.co.uk

Particulars last updated 27/06/2019



IMPORTANT NOTICE: Barker Proudlove gives notice to anyone who may read these particulars as follows: 1. These particulars are prepared for guidance only of prospective purchasers. They are intended to give a fair overall description of the property, but are not intended to constitute part of an offer or contract. 2. Any information contained herein (whether in the text, plans or photography) is given in good faith but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in this brochure show only certain aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is reference in these particulars to the fact alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. June 2019.