

# TO LET

## 57/59 Victoria Street Houndshill Shopping Centre Blackpool



### Location

Blackpool is the UK's most popular seaside resort benefiting from 13 million visitors per year shoppers.

Houndshill is Blackpool's premier retail destination as well as the town's only covered shopping mall. The scheme provides over 298,000 sq ft of retail accommodation and benefits from 750 car parking spaces. The centre is anchored by Debenhams and has a strong mix of fashion retailers including Primark, H&M, New Look, River Island, Foot Asylum, Jack Jones and Next.

The subject unit occupies a prominent position on Victoria Street, the main route between Blackpool Tower and The Winter Gardens, both busy tourist destinations. Retailers trading from Victoria Street include Marks and Spencer, Top Shop, Starbucks, Caffè Nero, Bella Italia and Prezzo.

### Accommodation

The premises comprise the following approximate net internal floor areas:

Demise	Sq. Feet	Sq. Metres
Ground Floor Sales	2,164	201.0
First Floor Ancillary	2,465	229.0

### Rent

We are seeking rental offers in the order of £85,000 per annum exclusive.

### Tenure

The premises are available by the way of a new 10 year effectively full repairing and insuring lease.

SUBJECT TO VACANT POSSESSION

### Business Rates

The unit has a 2017 rateable value assessment of £71,000

For further details visit Gov.uk or contact the business rates department in the local authority.

### Service Charge

The on-account service charge for the year 2018 stands at approximately £19,359.

### EPC

Energy Performance Asset Rating - C

### 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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