

RETAIL PREMISES TO LET

67-71 VICTORIA STREET, BLACKPOOL, FY1 4HU



LOCATION

The premises are located in a prominent and busy trading location on pedestrianised Victoria Street, directly opposite Marks and Spencer and adjacent to the entrance to the Houndshill Shopping Centre which is anchored by Debenhams.

National retailers in close proximity include Hampsons, The Disney Store, F Hinds, Birthdays and Specsavers.

ACCOMMODATION

The premises are arranged over ground and first floors providing the following approximate dimensions and floor areas:

Ground Floor

Gross Frontage:	17.18 m	(56' 4")
Internal Width:	16.46 m	(54 ft)
Shop Depth:	16.34 m	(53' 7")
Sales Area:	261.96 sqm	(2,820 sqft)

First Floor

Sales/Ancillary:	164.15 sqm	(1,767 sqft)
------------------	------------	--------------

TENURE

The premises are available by way of a new effective full repairing and insuring lease for a term of years to be agreed.

RENT

Upon application.

INCENTIVES

Incentives are available subject to status.

CHEETHAM & MORTIMER.



VAT

LEGAL COSTS

ENERGY PERFORMANCE CERTIFICATE

VIEWINGS

Contact: Conor Mulloy

Tel: 0161 832 3375

Email: cmulloy@cheetham-mortimer.com

SUBJECT TO CONTRACT

www.cheetham-mortimer.com

Messrs. Cheetham & Mortimer, for themselves and for the vendors or lessors of this property whose agents they are, give notice that - these particulars do not constitute, nor constitute any part of, an offer or a contract. All statements contained in these particulars as to this property are made without responsibility on the part of Messrs. Cheetham & Mortimer or the vendors or lessors. None of the statements contained within these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained within these particulars. The vendors or lessors do not make or give, and neither Messrs. Cheetham & Mortimer, nor any persons in their employment has any authority to make or give, any representation or warranty whatever in relation to this property.