

TO LET

BLACKPOOL, Unit 30 Houndshill Shopping Centre



Key Features

- SUBJECT TO CONTRACT & WITHOUT PREJUDICE

Tom Prescott

t: +44 161 233 5696

m: +44 7841 168163

e: tom.prescott@cbre.com

CBRE Limited

5th Floor, Belvedere, Booth Street
Manchester M2 4AW

www.cbre.co.uk/retail

or our joint agents,
Lunson Mitchenall (Tel: 0207 478 4950).

Date of Issue 10-Apr-2014

Location

Houndshill is Blackpool's premier retail destination as well as the town's only covered shopping mall. The extended / refurbished centre is anchored by **Debenhams** and has a strong mix of fashion retailers including **Bank**, **H&M**, **New Look**, **River Island** and **Next**.

The subject unit is located within the covered centre, adjacent to **Bodycare** and **Superdrug** and in close proximity to **JD Sports**, **3 Store** and **Carphone Warehouse**.

Description

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

Accommodation

| | | |
|--------------|--------------------|--------------------|
| Ground Floor | 180.79 sq m | 1,946 sq ft |
| First Floor | 19.70 sq m | 212 sq ft |
| Total | 200.49 sq m | 2,158 sq ft |

Rent

Quoting Rent - **£85,000**

Service Charge - Available on request

Terms

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

Rates

From verbal enquiries, we understand that the rating assessment for the premises is as follows:

Rateable Value (2010): To be assessed

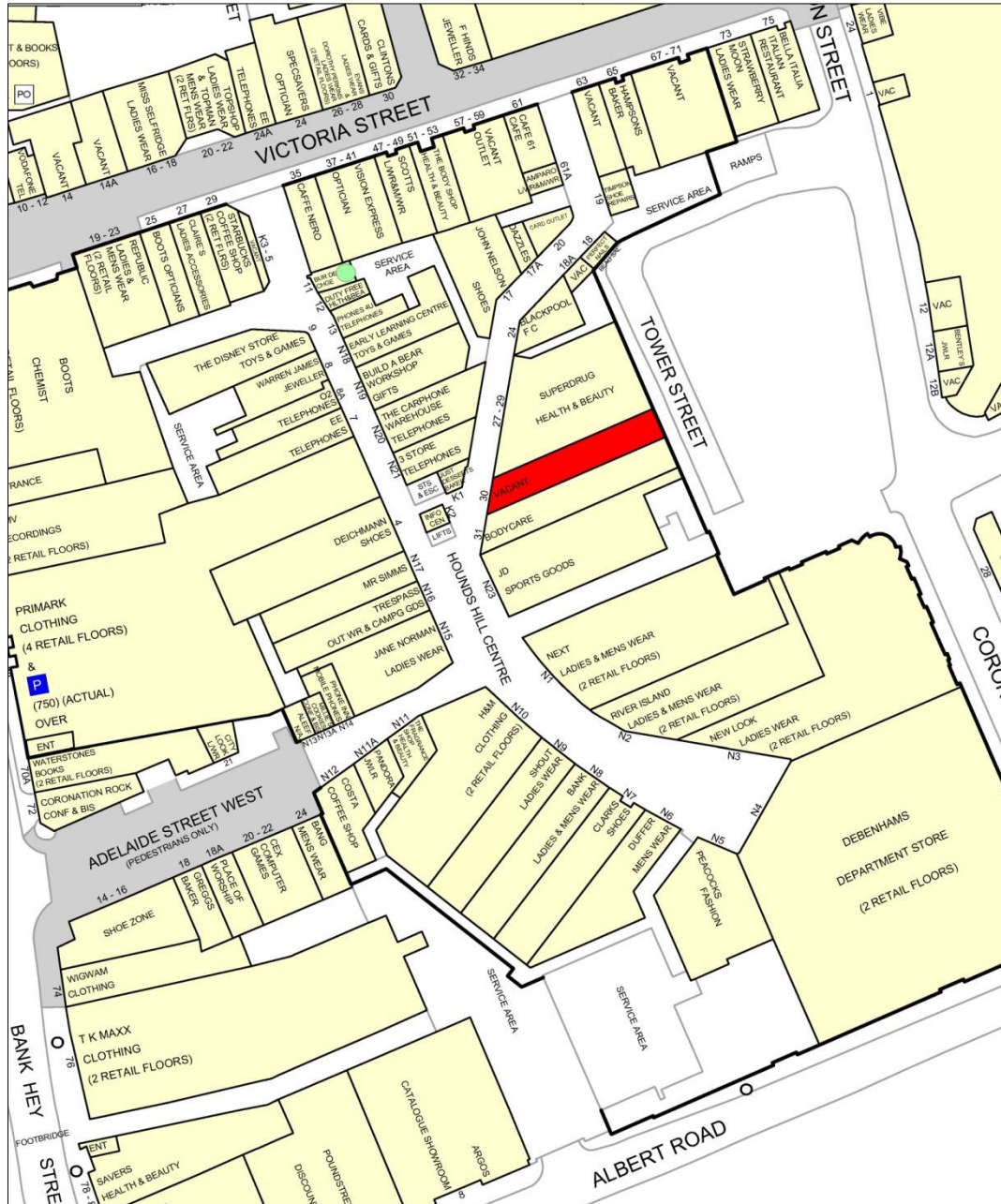
Interested parties are advised to make their own enquiries with the Local Authority (Tel: 03000 501 501).

Costs

1. All figures quoted are subject to VAT where applicable.
2. Each party is to be responsible for their own legal & professional costs incurred in the transaction.

TO LET

BLACKPOOL, Unit 30 Houndshill Shopping Centre



Not to scale.

Experian Goad Digital Plans include mapping data licensed from Ordnance Survey with the permission of the Controller of Her Majesty's Stationery Office.

© Crown Copyright and Experian Copyright. All rights reserved. Licence number PU 100017316.

© Crown Copyright, All rights reserved. CBRE Ordnance Survey Licence Number: 100019184

DISCLAIMER: CBRE Limited

CBRE Limited on its behalf and for the Vendors or Lessors of this property whose Agents they are, give notice that: 1. These particulars are set out as a general outline only for guidance to intending Purchasers or Lessees, and do not constitute any part of an offer or contract. 2. Whilst CBRE Limited uses reasonable endeavours to ensure that the information in these particulars is materially correct, any intending Purchasers, Lessees or Third Parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection, searches, enquiries, surveys or otherwise as to their accuracy. CBRE Limited as such cannot be held responsible for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss of profits resulting from direct or indirect actions based upon the content of these particulars. 3. No person in the employment of CBRE Limited has any authority to make any representation or warranty whatsoever in relation to this property. 4. Unless otherwise stated, all purchase prices and rents are correct at the date of publication and, unless otherwise stated, are quoted exclusive of VAT. Lease details and service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.



TO LET

BLACKPOOL, Unit 30 Houndshill Shopping Centre

Energy Performance Certificate Non-Domestic Building



Unit 30
Houndshill Centre
Victoria Street
BLACKPOOL
FY1 4HU

Certificate Reference Number:
0270-3070-0331-6330-4070

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient

A+

..... Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

◀ 66

This is how energy efficient
the building is.

Less energy efficient

Technical information

Main heating fuel: Grid Supplied Electricity
Building environment: Air Conditioning
Total useful floor area (m²): 297
Building complexity
(NOS level): 3

Benchmarks

Buildings similar to this one
could have ratings as follows:

59

If newly built

91

If typical of the
existing stock

DISCLAIMER: CBRE Limited

CBRE Limited on its behalf and for the Vendors or Lessors of this property whose Agents they are, give notice that: 1. These particulars are set out as a general outline only for guidance to intending Purchasers or Lessees, and do not constitute any part of an offer or contract. 2. Whilst CBRE Limited uses reasonable endeavours to ensure that the information in these particulars is materially correct, any intending Purchasers, Lessees or Third Parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection, searches, enquiries, surveys or otherwise as to their accuracy. CBRE Limited as such cannot be held responsible for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss of profits resulting from direct or indirect actions based upon the content of these particulars. 3. No person in the employment of CBRE Limited has any authority to make any representation or warranty whatsoever in relation to this property. 4. Unless otherwise stated, all purchase prices and rents are correct at the date of publication and, unless otherwise stated, are quoted exclusive of VAT. Lease details and service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

CBRE