

TO LET

68
Church Street
Blackpool



Location

The property is situated in the heart of Blackpool town centre on Church Street, historically the town's prime retail pitch. The subject property benefits from its central location and excellent levels of footfall due to its proximity to the town's popular Abingdon Market, Winter Gardens and Grand Theatre.

Neighbouring retailers include Marks and Spencer, Perfect Home, Beaverbrooks, Warren James and Greggs the Bakers.

In addition, this pitch is an increasingly popular leisure pitch with a host of national leisure operators including Pizza Express, Nando's and Bella Italia and The Chinese Buffet.

Accommodation

The premises comprise the following approximate net internal floor areas:

Demise	Sq. Feet	Sq. Metres
Ground Floor Sales	1,300	120.8
First Floor	1,630	151.4

Rent

Upon application.

Tenure

Subject to securing Vacant Possession the unit is offered by new full repairing and insuring leases for a term of years to be agreed.

Business Rates

The unit has a 2017 draft valuation rateable value assessment of £36,000.

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

EPC

Energy Performance Asset Rating - Available on Request

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
WITHOUT PREJUDICE**
Details prepared March 2017

Viewing Strictly through the sole letting agent.

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