

TO LET

BLACKPOOL, Unit N17 Houndshill Shopping Centre



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 occupies a prime position within Houndshill Shopping Centre. **Deichmann** and **Trespass** are situated adjacent with **Jane Norman** and **JD Sports** also within close proximity

Description

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

Ground Floor	177 sq m	1,905 sq ft
Total	177 sq m	1,905 sq ft

Rent

On application.

Terms

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

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.

Rates

We are verbally informed by the Local Rating Authority that the current Rateable Value of the shop is £74,000.00 pa and the rates payable are £33,892.00. The UBR for 2012/2013 is 45.8p. Interested parties are advised to make their own enquiries with the Local Authority for verification purposes.

Key Features

- SUBJECT TO CONTRACT & VACANT POSSESSION.
- WITHOUT PREJUDICE

Tom Prescott

t: +44 161 233 5696

m: +44 7841 168163

e: tom.prescott@cbre.com

Matt Johnson

t: +44 161 233 5652

m: +44 7940 210419

e: matt.johnson@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 14-Jan-2013

TO LET

BLACKPOOL, Unit N17 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. Details are given without any responsibility and any intending Purchasers, Lessees or Third Parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 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 prices and rents are quoted exclusive of VAT.

CBRE

TO LET

BLACKPOOL, Unit N17 Houndshill Shopping Centre

Energy Performance Certificate Non-Domestic Building



Unit N17
Hounds Hill Centre
Victoria Street
BLACKPOOL
FY1 4HU

Certificate Reference Number:
0070-0437-4639-0799-4002

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

53

This is how energy efficient
the building is.

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

Technical Information

Main heating fuel: Grid Supplied Electricity
Building environment: Air Conditioning
Total useful floor area (m²): 167
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m²): 59.23

Benchmarks

Buildings similar to this
one could have ratings as
follows:

32 If newly built

87 If typical of the
existing stock

Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.

CBRE

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. Details are given without any responsibility and any intending Purchasers, Lessees or Third Parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 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 prices and rents are quoted exclusive of VAT.