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:

Key Features

- SUBJECT TO CONTRACT & VACANT POSSESSION.
- WITHOUT PREJUDICE

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

Date of Issue 14-Jan-2013

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.

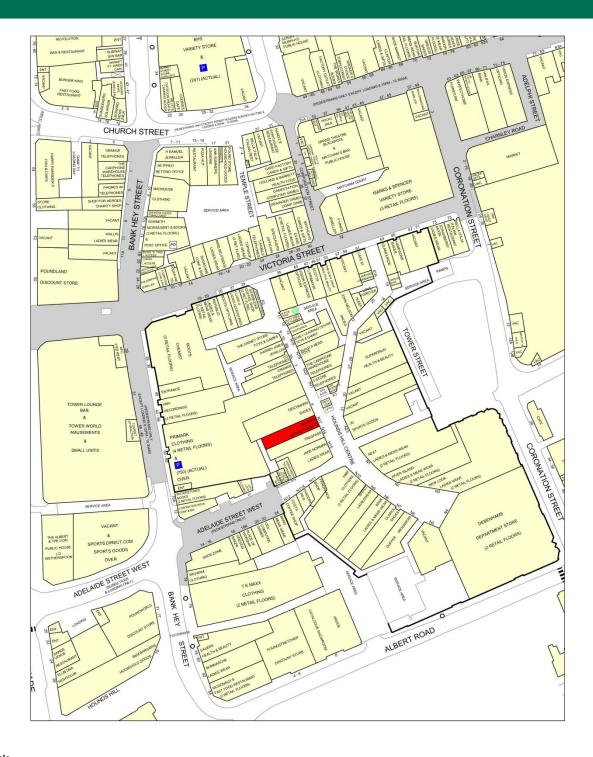
Rates

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.



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Not to scale.

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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



******************Net zero CO2 emissions







4 53

This is how energy efficient the building is.



101-125



Gover 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.

