

TO LET

BLACKPOOL, 63 Victoria Street



Location

Houndhill 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 corner position on Victoria Street at the entrance to Houndhill Shopping Centre, opposite **Marks & Spencer** with **Hampson** and **FH Hinds** in close proximity.

Description

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

Ground Floor	71.81 sq m	773 sq ft
Total	71.81 sq m	773 sq ft

Planning

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.

Rent

Quoting Rent - **£40,000**

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

We are verbally informed by the Local Rating Authority that the current Rateable Value of the shop is £45,000 and the rates payable are £21,690.00 pa. The UBR for 2014/2015 is 48.2p. Interested parties are advised to make their own enquiries with the Local Authority for verification purposes.

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.

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

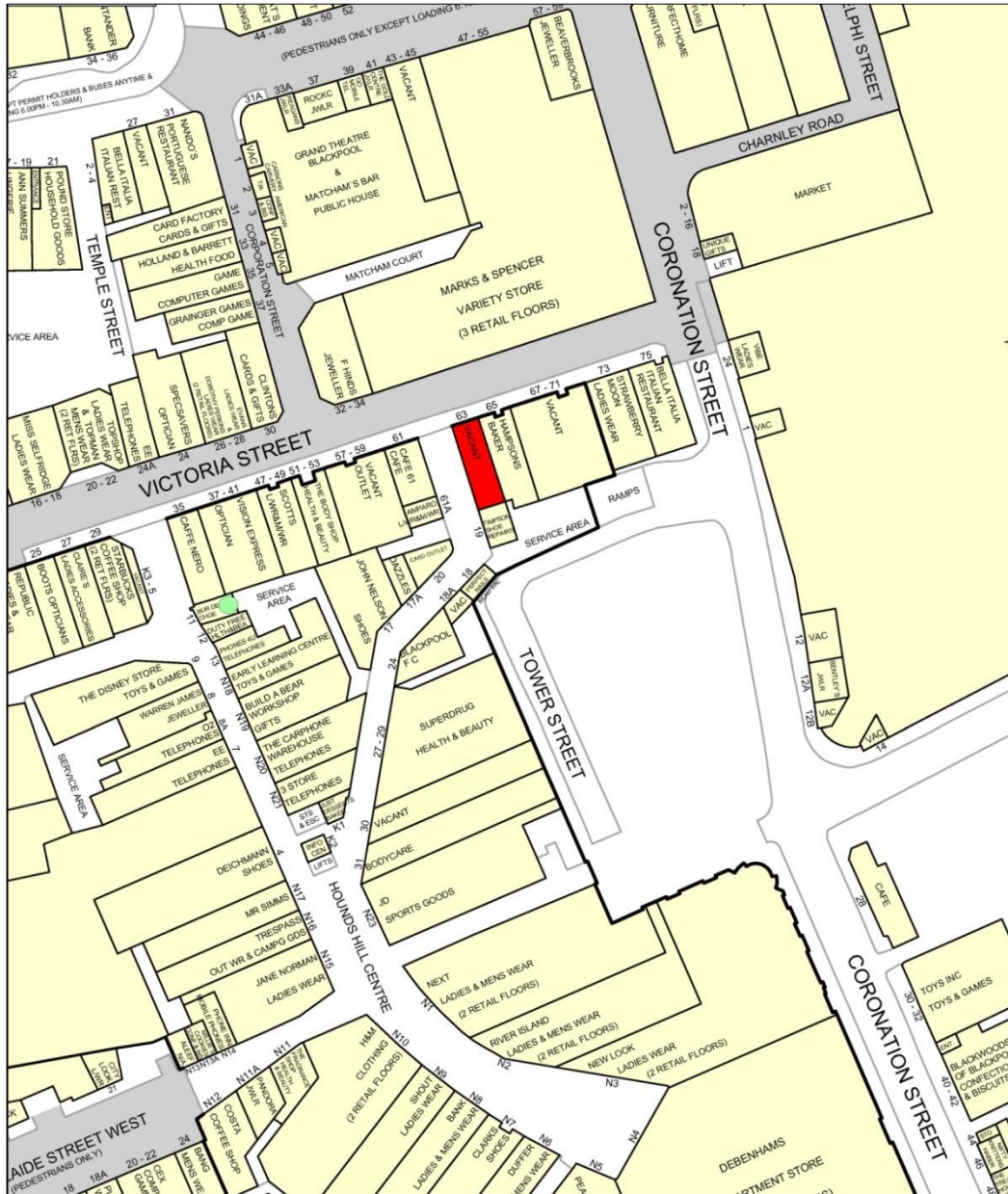
www.cbre.co.uk/retail

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

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Not to scale.

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CBRE

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Energy Performance Certificate Non-Domestic Building



63 Victoria Street
Houndhill Centre
BLACKPOOL
FY1 4RJ

Certificate Reference Number:
0270-1934-0339-4220-4030

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

◀ 88 This is how energy efficient the building is.

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): 161
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m²): 116.75

Benchmarks

Buildings similar to this one could have ratings as follows:

33 If newly built

89 If typical of the existing stock

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