

TO LET

BLACKPOOL, Unit 26 Houndshell Shopping Centre, FY1



Location

Houndshell 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 prominent position within the covered area of the centre, adjacent to **Superdrug** and in close proximity to **John Nelson Shoes** and **Carphone Warehouse**.

Description

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

Ground Floor	201.41 sq m	2,168 sq ft
Total	201.41 sq m	2,168 sq ft

Rent

Quoting Rent - **£50,000**

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 £101,000 and the rates payable are £48,682.00 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

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CBRE Limited

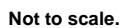
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Manchester M2 4AW

www.cbre.co.uk/retail

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

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BLACKPOOL, Unit 26 Houndshill Shopping Centre, FY1



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TO LET

BLACKPOOL, Unit 26 Houndshill Shopping Centre, FY1

Energy Performance Certificate Non-Domestic Building



Unit 26
Hounds Hill Centre
Victoria Street
BLACKPOOL
FY1 4HU

Certificate Reference Number:
0270-6061-0331-9320-4064

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

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

◀ **145** This is how energy efficient the building is.

Less energy efficient

Technical information

Main heating fuel: Grid Supplied Electricity
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 240
Building complexity (NOS level): 3

Benchmarks

Buildings similar to this one could have ratings as follows:

41 If newly built

54 If typical of the existing stock

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