



Burlington House, 10-11 Ribblesdale Place, Preston, PR1 3NA

SHOP TO LET

75 Coronation Street BLACKPOOL



Ground Floor Sales 2,600 sq ft (241.56 sq m)

LOCATION

The shop occupies a prominent corner position on Coronation Street, the main vehicular route out of the town centre only a short distance from the Debenhams entrance to the Houndshell shopping centre and the Winter Gardens.

ACCOMMODATION

The premises are arranged over ground and first floor and provide the following approximate net internal floor areas:

Ground Floor Sales:	2,600 sq ft	(241.54 sq m)
First Floor Storage:	1,900 sq ft	(176.51 sq m)

All measurements have been made in accordance with the RICS Code of Measuring Practice.

RATES

The property is entered into the rating list at Rateable Value £23,750.

LEASE

A new full repairing and insuring lease for a term of years to be agreed to incorporate 3 yearly upward only rent reviews.

RENTAL

We are seeking a rental of £27,500 pa exclusive.

VAT

All rents and prices quoted are or may be subject to the addition of VAT at the prevailing rate.

EPC

An Energy Performance Certificate will be made available in due course.

LEGAL COSTS

Each party are to be responsible for their own legal costs incurred in the transaction.

FURTHER INFORMATION

Please contact: Charles D Bell
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Not to Scale

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