



**TO LET**

**JOB CENTRE  
43 QUEEN STREET  
BLACKPOOL  
FY1 1HQ**

### LOCATION

The property is located in a prominent corner position at the junction of Queen Street and Abingdon Street in Blackpool town centre. The Central Retail District and the Houndshell Shopping Centre lie approximately 400m to the south, with the Promenade and North Pier approximately 100m to the west. This is a mixed use location with a number of office and retail and residential premises situated in the immediate vicinity.

Blackpool North train station, currently undergoing a major refurbishment, is located approximately 200m north, which will also form part of the new tram network linking the station with the town centre and onwards towards South Shore.

### DESCRIPTION

The property comprises a three storey, purpose-built office premises of traditional construction. The main elevations are of brick construction beneath a multi-pitched, tile covered roof. Windows and doors are of aluminium frame and double glazed.

Internally the property comprises a combination of open plan and cellular offices which are to a modern specification including: suspended ceiling, carpet tile floor coverings, perimeter trunking, wall mounted air conditioning units, gas fired central heating radiator, access control doors and hard wire fire alarms. There are server rooms, WC and kitchen facilities provided throughout the property and a lift.

Externally there is a car park to the rear which is accessed via Queen Street providing parking for approximately 20 cars.

**FLOOR AREAS** - Net internal area: 14,000 sq ft (1,300 sq m) split over three floors.

**TERMS** - The property is available by way of a new lease with terms to be agreed.

**RENTAL** - £85,000 per annum exclusive.

**RATES** – R.V. £114,000 (2017 list) Estimated Rates Payable £54,600 (2017/2018).

This property may qualify for business rates relief, please contact Blackpool Council on 01253 477477 or visit [www.gov.uk/introduction-to-business-rates](http://www.gov.uk/introduction-to-business-rates) for further information.

**VAT** – All terms quoted are exclusive of, but may be liable to, VAT at the prevailing rate.

**LEGAL FEES** - Each party to be responsible for its own legal costs in connection with the transaction.

### VIEWING

Strictly by appointment

### CONTACT

Mark Harrison

01772 769000

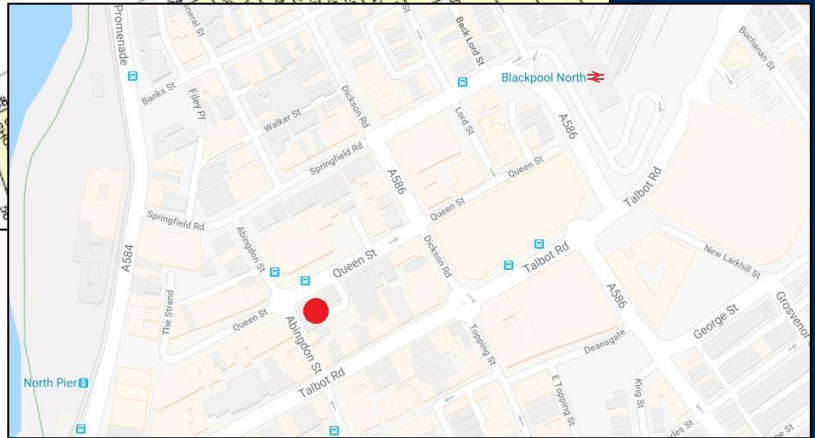
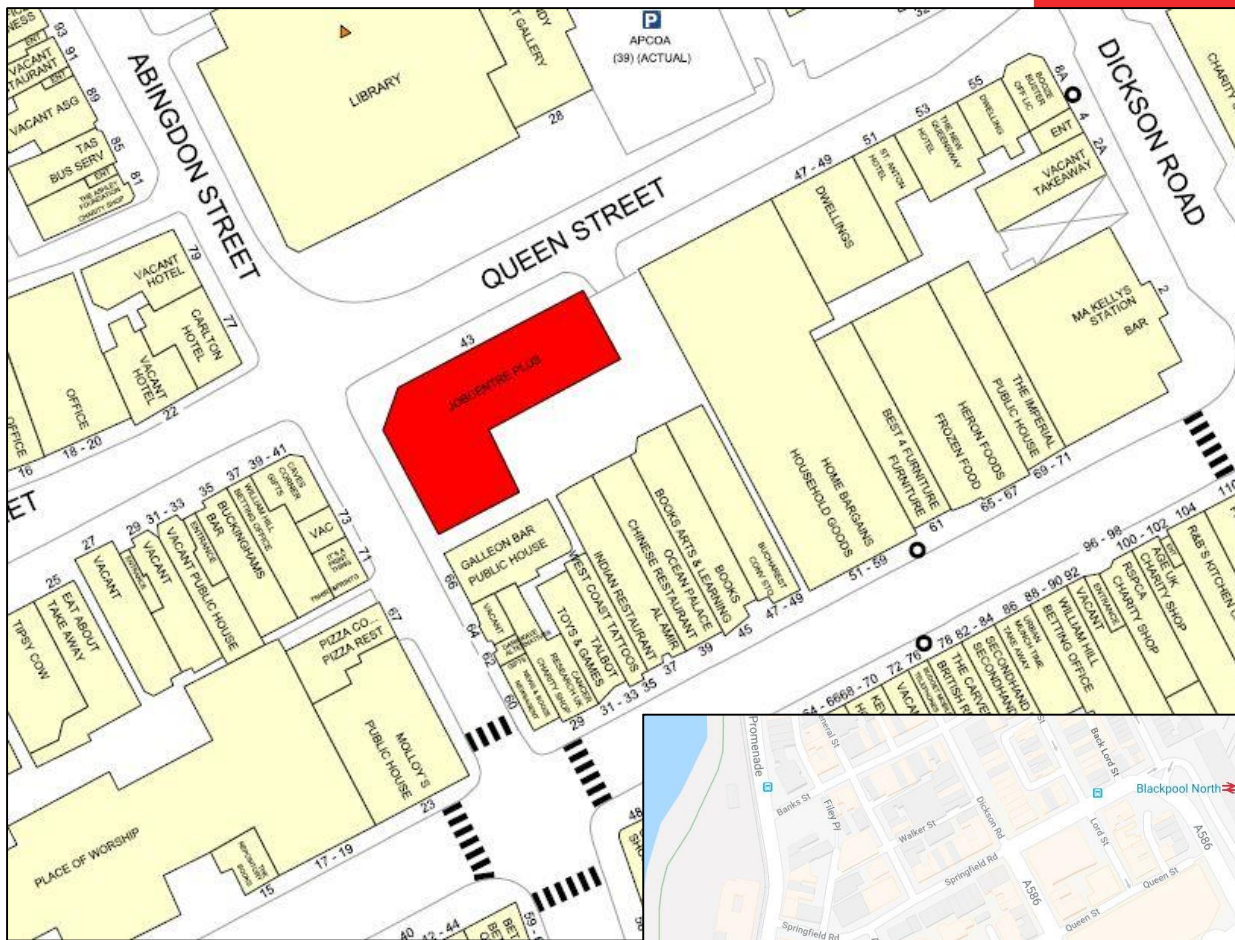
[mark@pinkus.co.uk](mailto:mark@pinkus.co.uk)

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[www.pinkus.co.uk](http://www.pinkus.co.uk)

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**Display Energy Certificate** HM Government  
 How efficiently is this building being used?

Department for Work and Pensions  
 Jobcentre Plus  
 43 Queen Street  
 BLACKPOOL  
 FY1 1HQ

**Certificate Reference Number:**  
 0060-0716-0919-3991-1006

This certificate indicates how much energy is being used to operate this building. The operational rating is based on meter readings of all the energy actually used in the building including for lighting, heating, cooling, ventilation and hot water. It is compared to a benchmark that represents performance indicative of all buildings of this type. There is more advice on how to interpret this information in the guidance document *Display Energy Certificates and advisory reports for public buildings* available on the Government's website at: [www.gov.uk/government/collections/energy-performance-certificates](http://www.gov.uk/government/collections/energy-performance-certificates).

**Energy Performance Operational Rating**

This tells you how efficiently energy has been used in the building. The numbers do not represent actual units of energy consumed; they represent comparative energy efficiency. 100 would be typical for this kind of building.

A	0-25
B	26-50
C	51-75
D	76-100
E	101-125
F	126-150
G	Over 150

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..... 100 would be typical

**Total CO<sub>2</sub> Emissions**

This tells you how much carbon dioxide the building emits. It shows tonnes per year of CO<sub>2</sub>.

**Previous Operational Ratings**

This tells you how efficiently energy has been used in this building over the last three accounting periods.

**Technical Information**

This tells you technical information about how energy is used in this building. Consumption data based on annual meter readings.

Main heating fuel: Natural Gas  
 Building environment: Heating and Mechanical Ventilation  
 Total useful floor area (m<sup>2</sup>): 1676.25  
 Asset Rating: Not available

	Heating	Cooling
Annual Energy Use (kWh/m <sup>2</sup> /year)	82	56
Typical Energy Use (kWh/m <sup>2</sup> /year)	117	90
Energy from renewables	0%	0%

**Administrative Information**

This is a Display Energy Certificate as defined in the Energy Performance of Buildings Regulations 2012 as amended.

Assessment Software: CDEU, CPCAC, v3.8.3  
 Property Reference: 03191700002  
 Assessor Name: Jonathan Copley EngTech LCBSE  
 Assessor Number: LCB412008  
 Accreditation Scheme: CDEU Certification Limited  
 Employer/Trading Name: Industrial Energy Services Limited  
 Employer/Trading Address: 19/20, Trade Imperial Way, ROCHDALE, R22 0TP  
 Issue Date: 09/11/2017  
 Valid Until: 31/03/2017  
 Valid From: 31/03/2018  
 Related Party Disclosure: Connected to the occupier for EPCRO services only.  
 Recommendations for improving the energy performance of the building are contained

For full details of available commercial premises throughout the North West, please visit: [www.pinkus.co.uk](http://www.pinkus.co.uk)

16-18 Riversway Business Village, Navigation Way, Preston PR2 2YP

**EC**

**MOST ACTIVE AGENT WINNER 2017**

**LANCASHIRE & CUMBRIA**

ROBERT PINKUS & CO

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