

# TO LET

Unit K18  
Houndshill Shopping Centre  
Blackpool



## Location

Blackpool is the UK's most popular seaside resort benefiting from 13 million visitors per year shoppers.

Houndshill is Blackpool's premier retail destination as well as the town's only covered shopping mall. The scheme provides over 298,000 sq ft of retail accommodation and benefits from 750 car parking spaces. The centre is anchored by Debenhams and has a strong mix of fashion retailers including Primark, H&M, New Look, River Island, Foot Asylum, Jack Jones and Next.

The subject unit is located within within Houndshill Shopping Centre, in close proximity to Trespass, John Nelson Shoes, Carphone Warehouse and Superdrug.

## Accommodation

The premises comprise the following approximate net internal floor areas:

Demise	Sq. Feet	Sq. Metres
Ground Floor Sales	383	35.6

## Rent

We are seeking rental offers in the order of £15,000 per annum exclusive.

## Tenure

The premises are available by way of a new 5 year effectively full repairing and insuring lease.

SUBJECT TO VACANT POSSESSION

## Business Rates

We understand that the unit is assessed under the 2010 revaluation at £7,700. From 1 April 2016 the Rates Payable will be £3,826.90 per annum.

Interested parties should satisfy themselves as to the rateable value and business rates payable by making their own enquiries with the Rates Department at the Local Council.

## EPC

Energy Performance Asset Rating - TBC

## Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction.

## VAT

Unless otherwise stated, all prices/rents are quoted exclusive of VAT.

SUBJECT TO CONTRACT

Details prepared February 2016

**Viewing Strictly through the joint letting agents.**

Barker Proudlove

**Tom Prescott**

+44 (0)161 631 2854

+44 (0)7841 168 163

[tom@barkerproudlove.co.uk](mailto:tom@barkerproudlove.co.uk)

Lunson Mitchenall

**John Fowler**

020 7478 4950

[JohnF@lunson-mitchenall.co.uk](mailto:JohnF@lunson-mitchenall.co.uk)



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