## TO LET BLACKPOOL, N14 Houndshill Shopping Centre



### Location

Houndshill 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 Houndshill Shopping Centre, adjacent to **Millies Cookies** and in close proximity to **The Fragrance Shop**, **Costa Coffee**, **Jane Norman** and **Pandora**.

#### Description

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

Ground Floor	49.33 sq m	531 sq ft
Total	49.33 sq m	531 sq ft
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.

#### Rent

Quoting Rent - £35,000

Service Charge - Available on request

#### Terms

The premises are available by way of a new 10 year full repairing and insuring lease via a service charge.

#### Rates

We are verbally informed by the Local Rating Authority that the current Rateable Value of the shop is £29,500 and the rates payable are £14,219.00 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.

### **EPC**

Available upon request.



### Viewing

By appointment via this office:

#### **Tom Prescott**

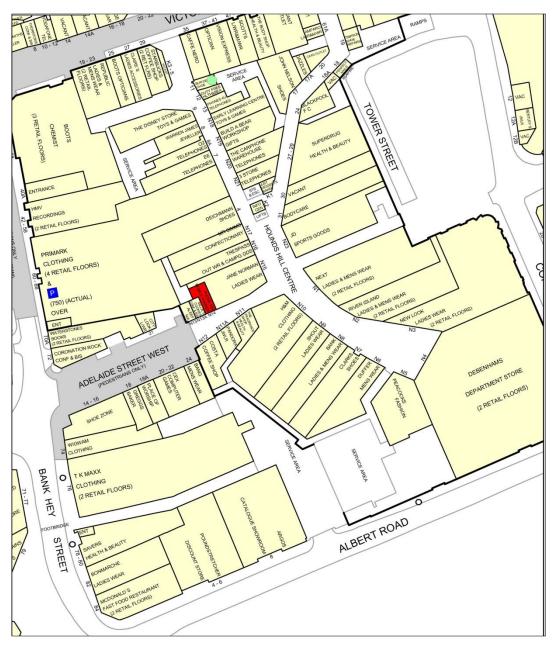
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www.cbre.co.uk/retail Date of Issue 10-Apr-2014

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Not to scale.

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