

TO LET

BLACKPOOL, N14 Houndshell Shopping Centre



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 Houndshell 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

Viewing

By appointment via this office:

Tom Prescott

t: +44 161 233 5696

m: +44 7841 168163

e: tom.prescott@cbre.com

CBRE Limited

5th Floor, Belvedere, Booth Street

Manchester M2 4AW

www.cbre.co.uk/retail

Date of Issue 10-Apr-2014

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.

TO LET

BLACKPOOL, N14 Houndshill Shopping Centre



Not to scale.

Experian Goad Digital Plans include mapping data licensed from Ordnance Survey with the permission of the Controller of Her Majesty's Stationery Office.

© Crown Copyright and Experian Copyright. All rights reserved. Licence number PU 100017316.

© Crown Copyright, All rights reserved. CBRE Ordnance Survey Licence Number: 100019184

DISCLAIMER: CBRE Limited

CBRE

CBRE Limited on its behalf and for the Vendors or Lessors of this property whose Agents they are, give notice that: 1. These particulars are set out as a general outline only for guidance to intending Purchasers or Lessees, and do not constitute any part of an offer or contract. 2. Whilst CBRE Limited uses reasonable endeavours to ensure that the information in these particulars is materially correct, any intending Purchasers, Lessees or Third Parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection, searches, enquiries, surveys or otherwise as to their accuracy. CBRE Limited as such cannot be held responsible for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss of profits resulting from direct or indirect actions based upon the content of these particulars. 3. No person in the employment of CBRE Limited has any authority to make any representation or warranty whatsoever in relation to this property. 4. Unless otherwise stated, all purchase prices and rents are correct at the date of publication and, unless otherwise stated, are quoted exclusive of VAT. Lease details and service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.