

Manchester Office: 0161 631 2852

## To Let



# Blackpool

Unit 4, 37 Corporation Street, FY1 4RW

Ground Floor: 1,046 sq ft (97.18 sq m) Rent on Application



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#### **Location & Description:**

- Prominently located within a prime pedestrianised retail area of Blackpool town centre, situated on Corporation Street just off Victoria Street the main retail thoroughfare where footfall is significant.
- Surrounded by notable national occupiers such as Marks and Spencer, Clintons and Holland & Barrett.
- Unit benefits from it's proximity to Blackpool's only shopping centre the Houndshill with its multi-storey car park and further multi-storey car park located within a five minute walk.

#### Demise:

Ground Floor 1,046 sq ft (97.18 sq m) First Floor Ancillary 1,069 sq ft (99.31 sq m)

#### Rent

Available upon request.

#### Lease:

New FRI lease for a term to be agreed.

#### Service Charge:

On-account service charge stands at approximately £6,589.02.

#### EPC:

Available upon request.

#### Legal and professional fees:

Each party to bear their own costs.

#### **Rating Assessment:**

Rateable Value (April 2023) - £24,750.

#### **Date Prepared:**

April 2024

#### Contact Us:

#### **James Moss**

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#### **Joint Agent:**

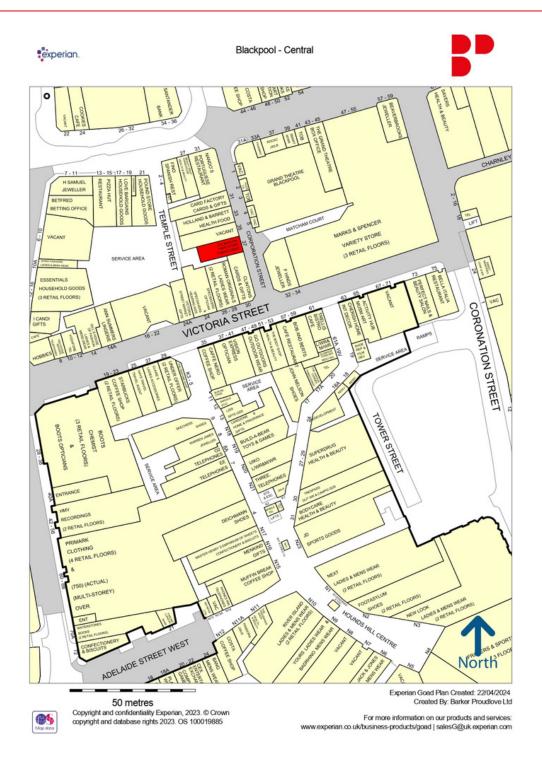
#### **Lunson Mitchenall**

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