

To Let



Blackpool

Unit 4, 37 Corporation Street, FY1 4RW

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

Rent on Application

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, Ramsdens 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 for the current year 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:

October 2024

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Blackpool - Central



50 metres

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Created By: Barker Proudlove Ltd



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