

SHOPPING CENTRE PROPERTY / CLASS E

Unit N5 Houndshill Shopping Centre, Blackpool FY1 4RJ



Rent: On application
Ground Floor Area
5,263 Sq ft / 489 Sq M

**TO
LET**

Viewing Strictly through the joint letting agents.

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Subject to vacant possession**Location:**

Blackpool is the UK's most popular seaside resort, with over 18 million people visiting the town annually in the years preceding the pandemic (STEAM Research 2018).

Houndshell 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 has a strong mix of fashion retailers including Primark, New Look, River Island, Foot Asylum, JD Sports and Next.

The subject unit occupies a prominent position on Houndshell's main mall. Retailers in the immediate vicinity include Jack & Jones, New Look, Next and Footasylum.

Accommodation:

The premises are arranged over ground and first floors and provide the following net internal floor areas:

Demise:	Sq Ft	Sq M
Ground Floor	5,263	488.95
First Floor	2,421	224.92

Rent:

On Application

Tenure:

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

Business Rates:

The premises currently has a rateable value of £102,000. For further details visit Gov.uk or contact the business rates department at the local authority.

From 1st April 2024 the 2024/25 retail, hospitality and leisure business rates relief scheme will provide occupied retail, hospitality and leisure properties with a 75% relief up to a cash cap limit of £110,000 per business. More detail including rules on eligibility can be found at www.gov.uk.

Service Charge:

The on-account service charge for the year stands at approximately £68,738.

EPC:

Energy Performance Asset Rating - C

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.

Date Prepared:

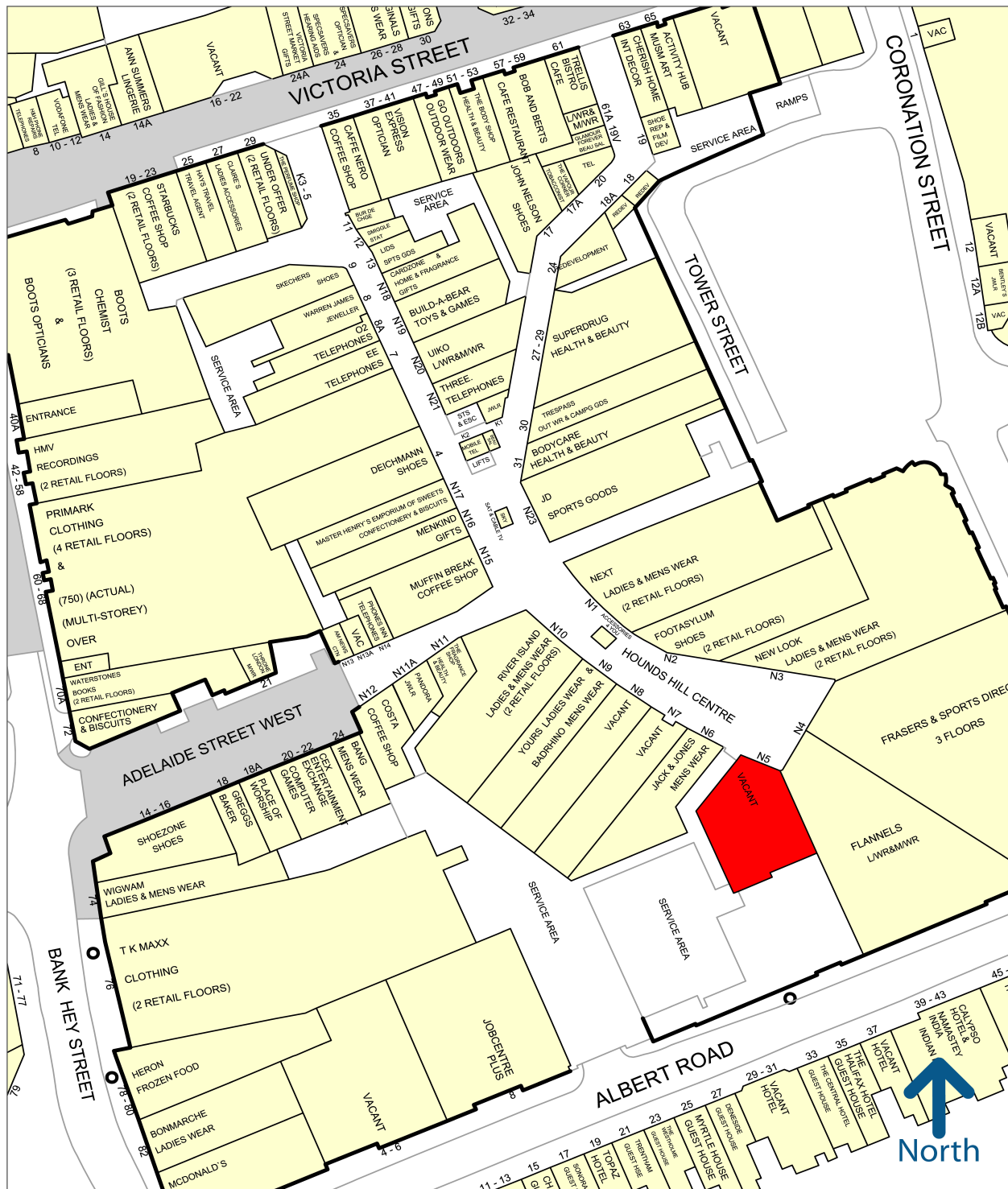
July 2023

Subject to Contract

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Blackpool - Central



Experian Goad Plan Created: 14/02/2024
Created By: Barker Proudlove Ltd



50 metres
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