Barker Proudlove

Leeds Office: 0113 388 4848

Manchester Office: 0161 631 2852

HIGH STREET PROPERTY / CLASS E

Unit 5 35 Corporation Street, Blackpool FY1 4NY

TO LET

Rent: **On application**

Area

1,246 Sq ft / 116 Sq M

Viewing Strictly through the joint letting agents.

Barker Proudlove

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Lunson Mitchenall

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Location:
The available unit is 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. The unit is surrounded by notable national occupiers such as Marks and Spencer, Clintons and Holland & Barrett.

Additionally, the unit benefits from its proximity to Blackpool's only shopping centre the Hounds Hill and takes advantage of the ample surrounding car parking, with a multi-storey car park located within the Hounds Hill and further multi-storey car park located within a five minute walk.

Demise:	**Sq Ft**	**Sq M**
Ground Floor	1246	115.76
First Floor Ancillary	1409	130.9

Rent:
Upon application

Tenure:
The unit is offered on a new effectively full repairing and insuring lease for a term of years to be agreed.

Business Rates:
The unit has a rateable value of £26,750.

For further details visit Gov.uk or contact the business rates department in 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 current year stands at approximately £7,990.63.

EPC:
Energy Performance Asset Rating - Available on request

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:
September 2022

Subject to Contract

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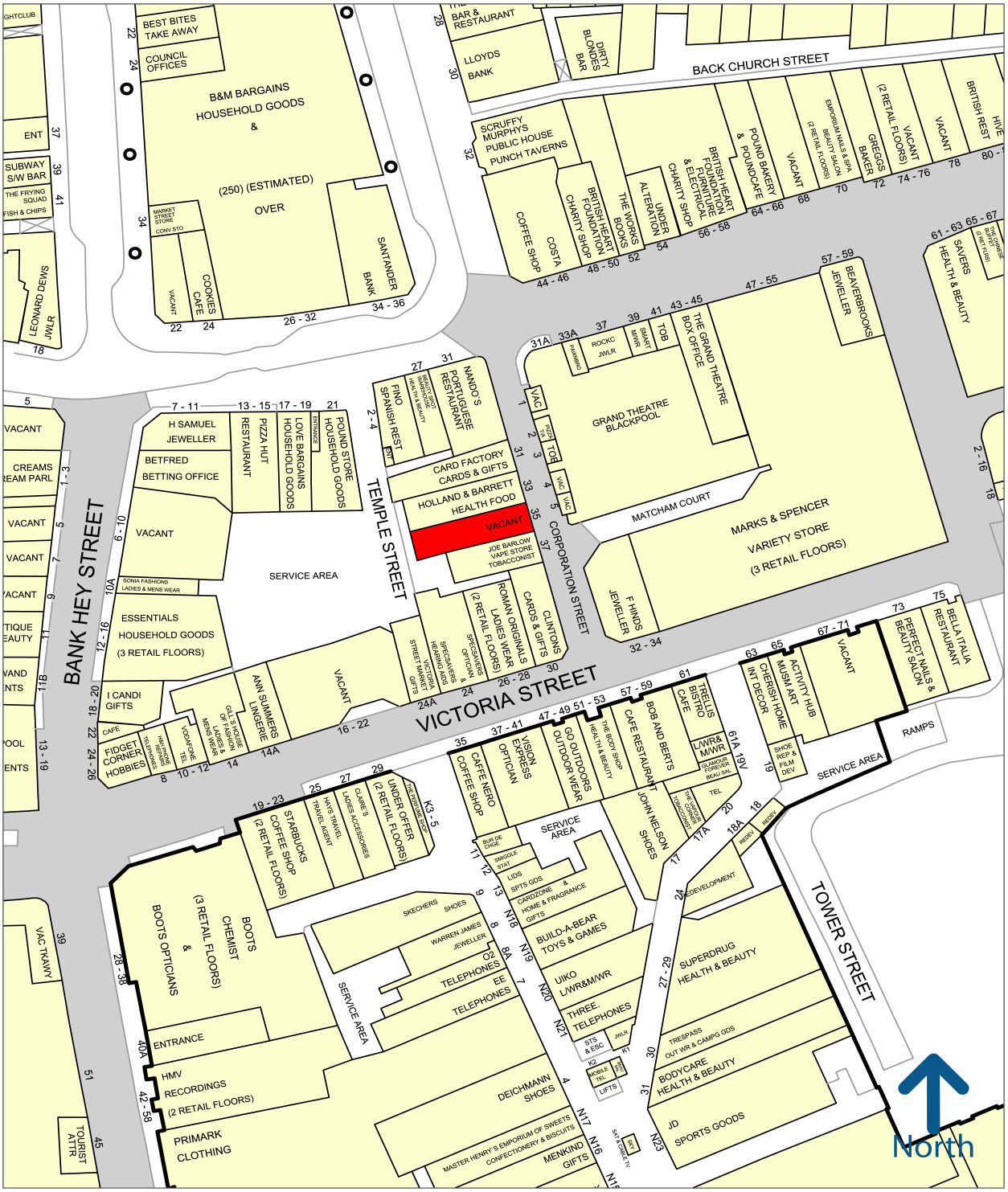
experian.

Blackpool - Central

barkerproudlove



50 metres

Experian Goad Plan Created: 14/02/2024

Created By: Barker Proudlove Ltd

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Map data

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