

HIGH STREET PROPERTY / CLASS E

Unit 4 37 Corporation Street, Blackpool FY1 4RW

**LET****Rent: On application****Area**

1,046 Sq ft / 97 Sq M

Viewing Strictly through the joint letting agents.**Barker Proudlove**

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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	1046	97.18
First Floor Ancillary	1069	99.31

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 £24,750.

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 £6,589.02.

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:

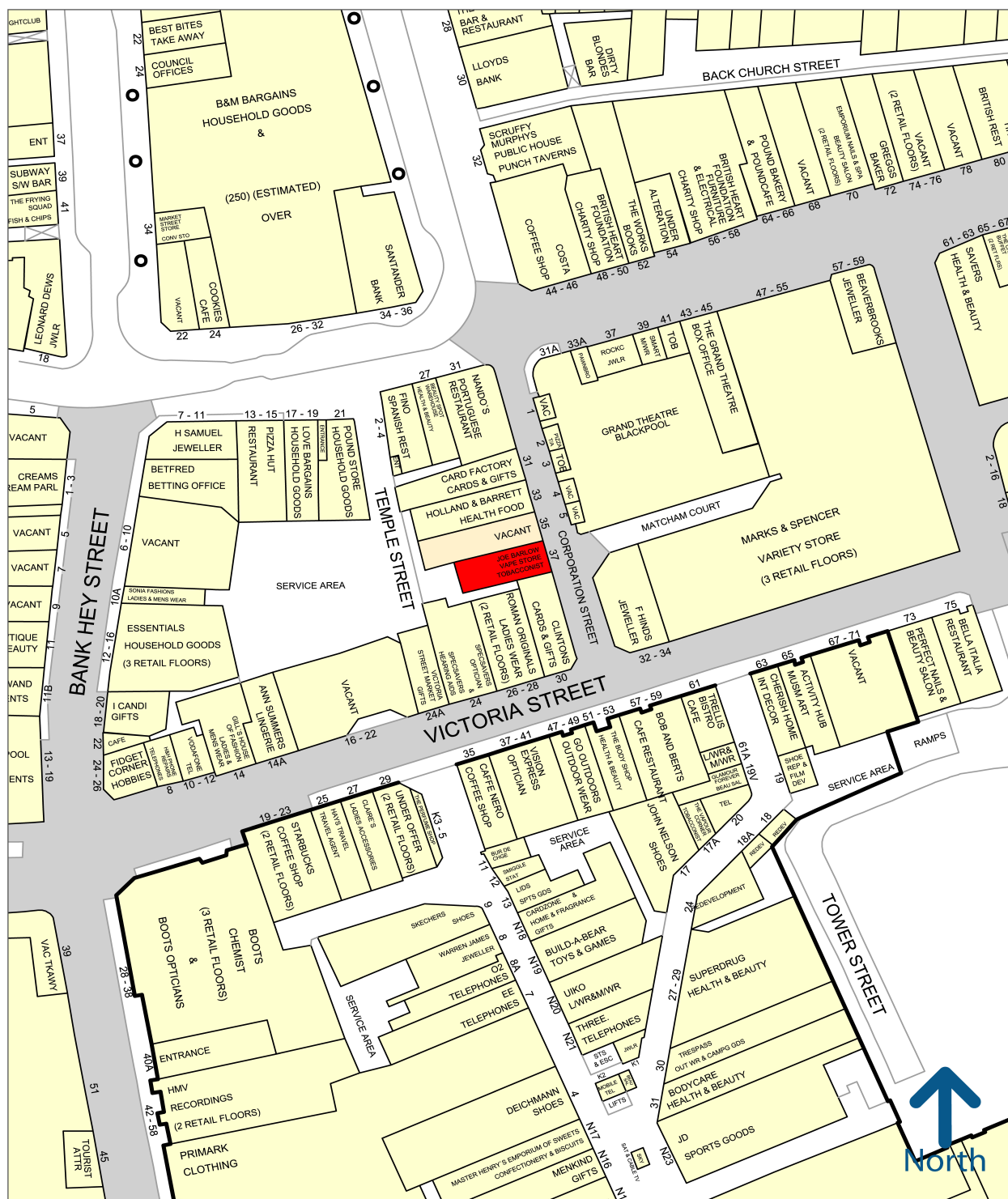
September 2022

Subject to Contract

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Blackpool - Central



50 metres

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