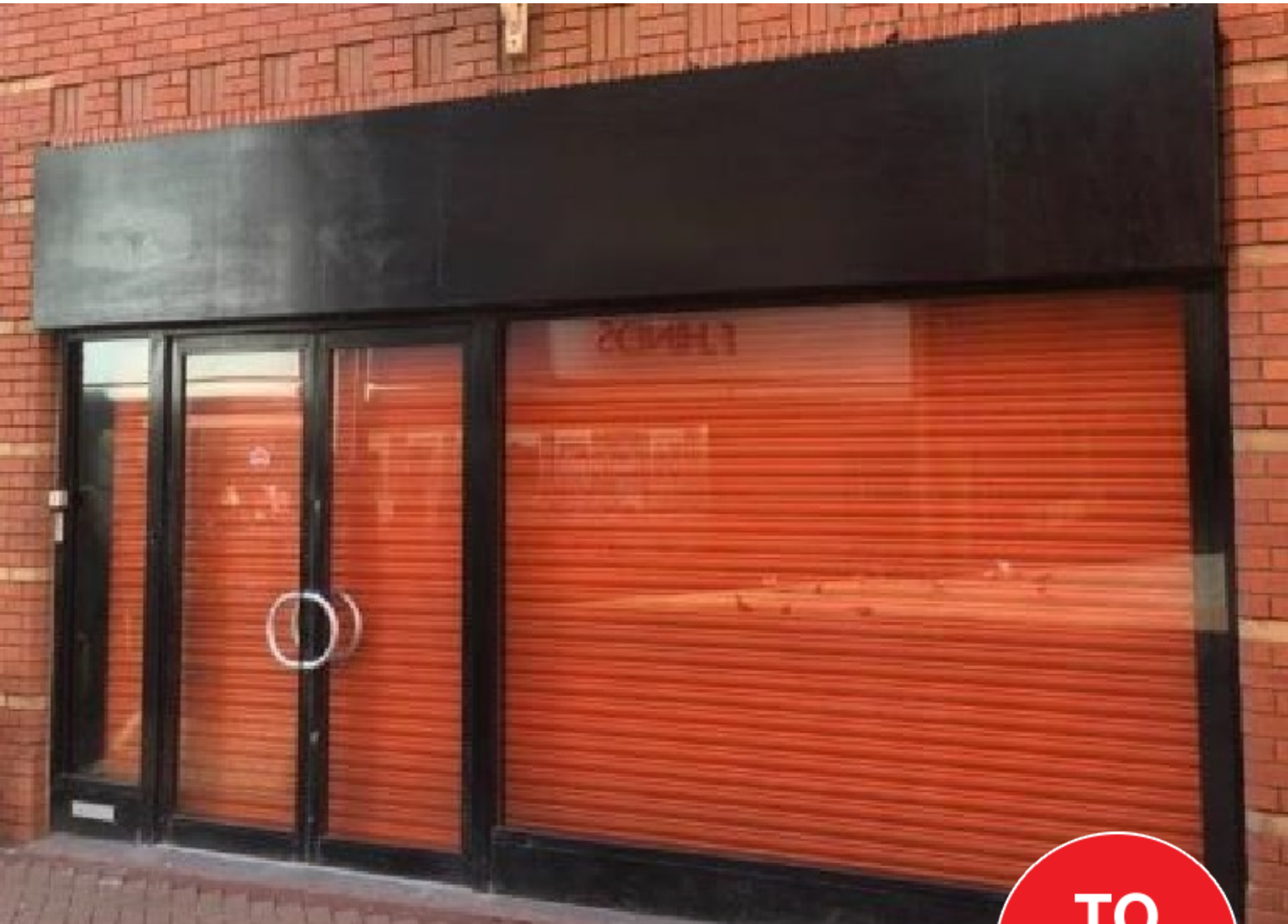




HIGH STREET PROPERTY / CLASS A1

Unit 4 37 Corporation Street, Blackpool FY1 4RW



**TO
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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CBRE

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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 Topshop.

Additionally the unit benefits from its proximity to Blackpool's only shopping centre the Houndshill and takes advantage of the ample surrounding car parking, with a multi-storey car park located within the Houndshill 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 2017 rateable value assessment of £25,000.

For further details visit Gov.uk or contact the business rates department in the local authority.

The Chancellor has announced that from 1st July 2021 to 31st March 2022, eligible businesses will receive 66% rates relief. The business rates multiplier for 2021/22 is 49.9p for small businesses, and 51.2p for all other businesses.

Service Charge:

The ingoing Tenant will be responsible for a fair proportion of all the services costs associated with the building.

EPC:

Energy Performance Asset Rating - E

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:

February 2020

Subject to Contract

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