

EXTENSIVE RETAIL PREMISES



TO LET

PRIME RETAIL PREMISES

Ground Floor 3,987 sq.ft. (370.40 sq.m.)

18/22 Victoria Street, Blackpool FY1 4RW

- Prime retail unit set out over 2 storeys
- Opposite the main entrance to the Houndshell Shopping Centre
- Competitive rent
- Blackpool attracts around 17M visitors per year
- Total population of the Fylde Coast is approx 325,000
- Extended visitor season due to the Illuminations running until November

**mason
owen...**

property consultants

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18/22 Victoria Street, Blackpool FY1 4RW



Location

Victoria Street is located adjacent to the Houndshell Shopping Centre which is the town's premier retail destination. Houndshell is anchored by Debenhams and a strong mix of retailers including Primark and Next. Retailers on Victoria Street include Marks & Spencer, Top Shop, Claire's Accessories, Starbucks and Caffè Nero.

Some of Blackpool's key attractions are located in the town centre including the Winter Gardens, which is accessed from Victoria Street itself and incorporates the Opera House and Empress Ballroom. Also within walking distance is the Tower, including the dungeons and the circus. Other nearby attractions include the Grand Theatre, Sea Life Centre, Madame Tussauds and the Grundy Art Gallery.

Areas

Ground Floor Sales	3,987 sq.ft. (370.40 sq.m.)
First Floor Sales & Ancillary	3,812 sq.ft. (354.20 sq.m.)
Total Area	7,799 sq.ft. (724.60 sq.m.)

Tenure

Available by way of a new full repairing and insuring lease for a term of years to be agreed.

Rent

On application.

Rates

Rateable Value £146,000

EPC

C74

Legal costs

Each party to be responsible for their own legal costs.

Agents Note: Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/let has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once the terms have been agreed.

Viewing

Strictly through the agent:

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