

REDUCED RENT FOR YEAR 1 ONLY

£30,000 pax



TO LET

PRIME  
RETAIL UNIT

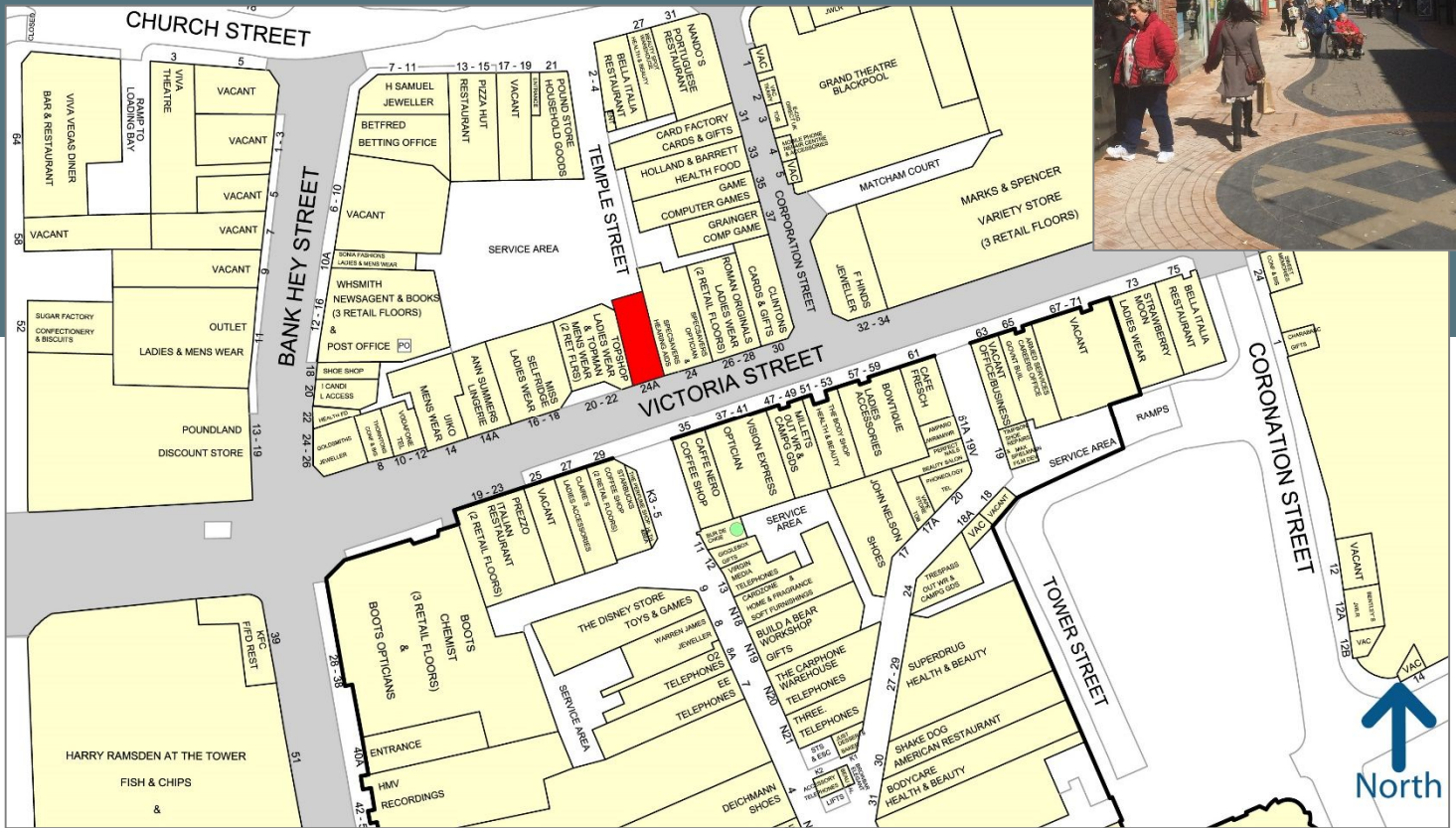
24 Victoria Street, Blackpool, FY1 4RW

- Prime retail unit set out over 2 storeys adjacent to Topshop
- Opposite the main entrance of the Houndshell Shopping Centre and opposite to Starbucks and Caffè Nero
- Reduced Rent!
- Competitive Rates!
- Blackpool attracts around 17m visits per year and the total population of the Fylde Coast is approx 325,000.
- Blackpool also has an extended visitor season due to the Illuminations running until November

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# 24 Victoria Street, Blackpool, FY1 4RW



## Location

Victoria Street is located adjacent to the Houndshill Shopping Centre which is the town's premier retail destination. Houndshill 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 Caff  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	821 sq.ft.	(76 sq.m.)
First Floor Ancillary	606 sq.ft.	(56 sq.m.)
Total Area	1,427 sq.ft.	(132 sq.m.)

## Tenure

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

## Rent

£30,000 in Year 1 increasing to £48,500 thereafter, subject to satisfactory status.

All rents are per annum exclusive of Rates, VAT, Service Charge and all other outgoings.

## Rates

Rateable Value £28,000

## EPC

E101

## Viewing

Strictly through the agent:

Rob Markland

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e. [rob.markland@masonowen.com](mailto:rob.markland@masonowen.com)

Or via our joint agents Duxburys Commercial

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