

22 CHURCH STREET • BLACKPOOL • FY1 1EW



LOCATION

Blackpool is a popular seaside town in Lancashire located approximately 27 miles North of Liverpool.

The town has a strong retail offer being home to a number of household names including, **Primark**, **Debenhams** and **Marks and Spencer**.

To compliment this Blackpool also boasts 13 Million tourist visitors per annum making it the UK's premier seaside tourist destination.

The subject property has been recently refurbished and occupies a high profile corner position with frontages onto both Church Street and Market Street in the heart of Blackpool's prime retail core, directly adjacent to a new 20,000 sq ft **B&M** store.

Nearby occupiers include **MFA Bowling**, **Revolution Bar**, **Las Iguanas** and **Nando's**. **B&M** are trading on the ground floor of the subject building. Directly to the rear of the property there is a 241 space multi-storey car park. The property is also in close proximity to the iconic **Blackpool Tower** and **Winter Gardens Theatre**.

TERMS

The unit is available by way of new effective full repairing and insuring lease at a commencing rent of £30,000 per annum exclusive.

The Tenant will also be liable for service charge and insurance. Further details on request.

ACCOMODATION

The property is arranged over ground floor and provides the following net internal areas:

Ground Floor Sales | 831 sq ft (77.25 sq m)

First Floor Ancillary | 733 sq ft (68.11 sq m)

RATING

We understand that the premises have been assessed for business rates as follows:

Rateable Value: £27,250

Interested parties are advised to make their own enquiries with the local rating authority for an accurate assessment and information regarding any relief which may be available.

EPC

An EPC will be made available on request.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in connection with any letting transaction.

VAT

All figures quoted are net of VAT but VAT will be payable in respect of this property.

VIEWINGS

Strictly via prior appointment through the letting agents:

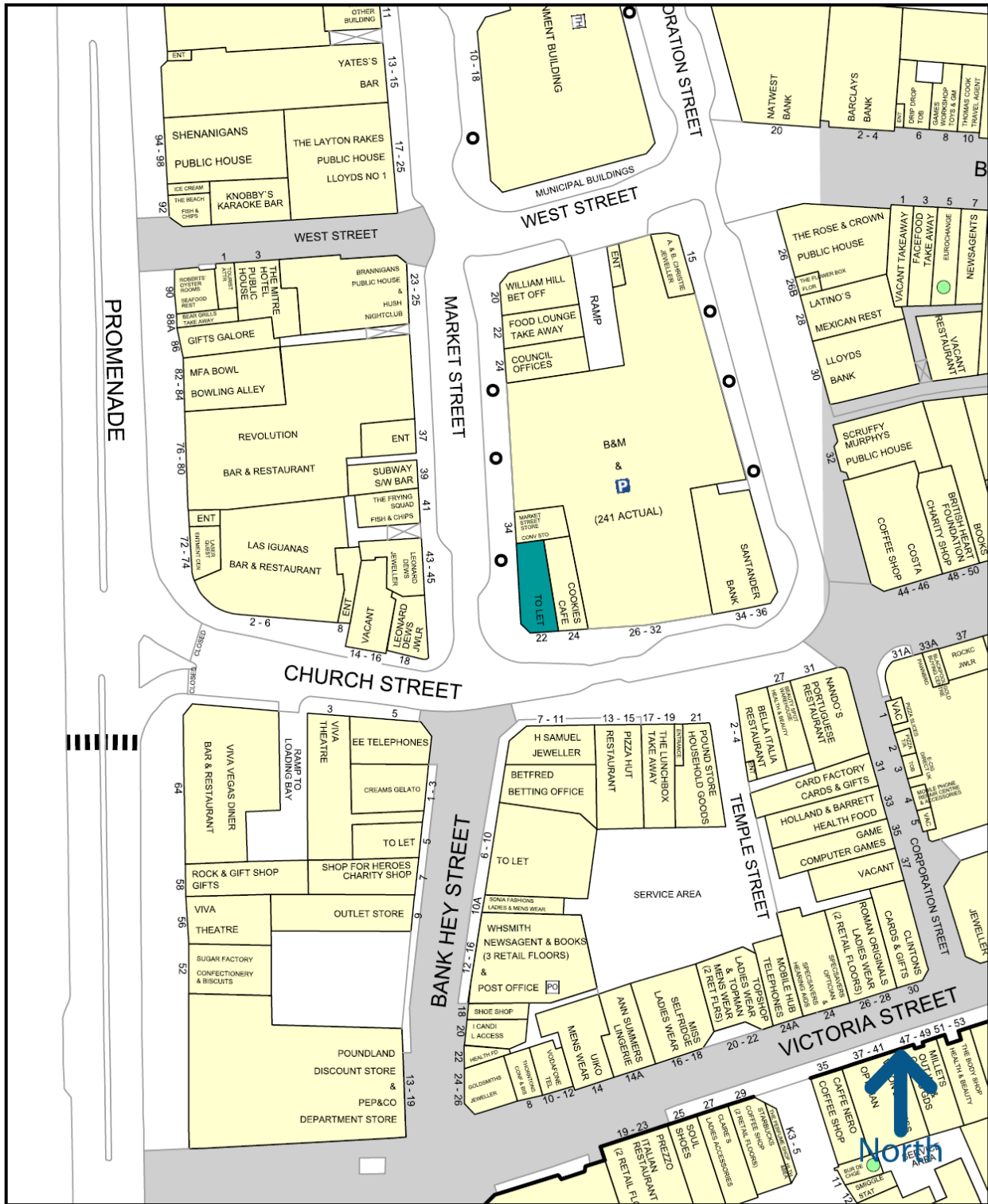
Rawstron Johnson – 0113 450 7000

email – anthony@rj-ltd.co.uk or lawrence@rj-ltd.co.uk

Or our joint agents Carter Towler – 0113 245 1447

SUBJECT TO CONTRACT

PRIME SHOP TO LET



Experian Goad Plan Created: 25/01/2019
Created By: Rawstron Johnson



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