

To Let-Under Offer



Blackpool

Unit 5, 35 Corporation Street, FY1 4NY

Ground Floor: 1,246 sq ft (115.76 sq m)

Rent on Application

Location & Description:

- **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.**
- **Surrounded by notable national occupiers such as Marks and Spencer, Clintons and Holland & Barrett.**
- **Unit benefits from its proximity to Blackpool's only shopping centre the Houndshill with its multi-storey car park and further multi-storey car park located within a five minute walk.**

Demise:

Ground Floor 1,246 sq ft (115.76 sq m)
First Floor Ancillary 1,409 sq ft (130.9 sq m)

Rent:

Available upon request.

Lease:

New full repairing and insuring lease for a term to be agreed.

Service Charge:

On-account service charge stands at approximately £7,990.63.

EPC:

Available upon request.

Legal and professional fees:

Each party to bear their own costs.

Rating Assessment:

Rateable Value (April 2023) - £26,750.

Date Prepared:

April 2024.

Contact Us:

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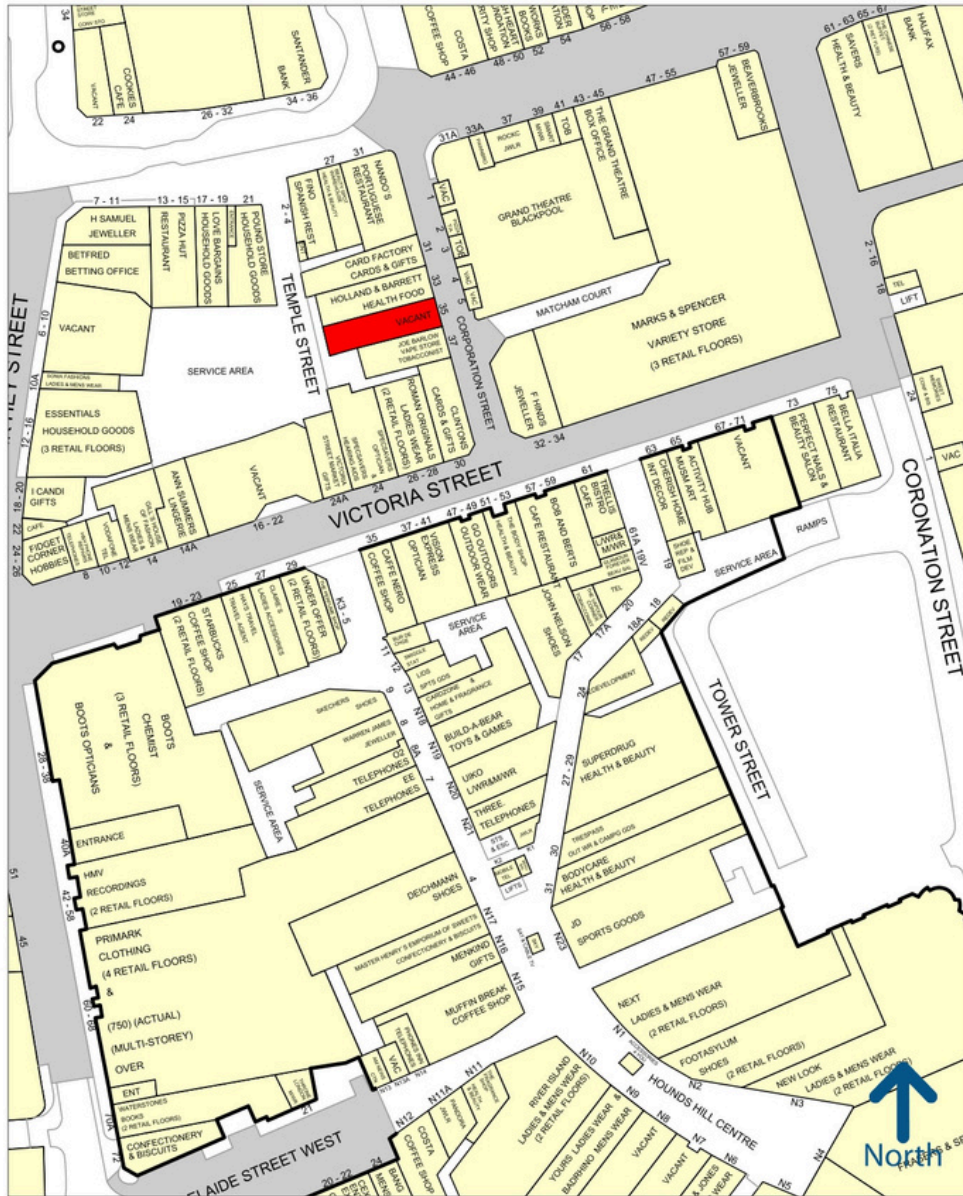
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Blackpool - Central



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