

# To Let



## Blackpool

61 Victoria Street, Houndshell Shopping Centre

Ground Floor: 811 sq ft (75 sq m)

Rent on Application

## Location & Description:

- Blackpool is the UK's most popular seaside resort benefiting from circa 18 million visitors per year.
- Houndshill is Blackpool's premier retail destination as well as the town's only covered shopping mall. The scheme provides over 298,000 sq ft of retail accommodation and benefits from 750 car parking spaces.
- The centre has a strong mix of fashion retailers including Primark, New Look, River Island, Foot Asylum, JD Sports, Jack Jones and Next.
- The subject unit comprises a fitted coffee shop located on Victoria Street, at the entrance to Houndshill Shopping Centre.
- Retailers trading nearby include Marks and Spencer (located directly opposite) F Hinds and The Body Shop.

### Demise:

Ground Floor 811 sq ft (75.34 sq m)

First Floor 519 sq ft (48.22 sq m)

### Rent:

Available upon request.

### Lease:

New lease for a term to be agreed.

### Service Charge:

On-account service charge for the current year stands at approximately £12,225.55.

### EPC:

Energy Performance Rating Assessment - D.

### Legal and Professional Fees:

Each party to bear their own costs.

### Rating Assessment:

Rateable Value (April 2023) - £26,000.

### Date Prepared:

October 2024

### Contact Us:

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Blackpool - Central



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