

TO LET

PRIME RETAIL LOCATION

18-22 VICTORIA STREET
BLACKPOOL
LANCASHIRE
FY1 4RW

- 2 STOREY LARGE RETAIL UNIT
- OPPOSITE THE HOUNDSHILL SHOPPING CENTRE
- CLOSE PROXIMITY TO WINTER GARDENS, BLACKPOOL TOWER, CONFERENCE CENTRE AND GRAND THEATRE
- WOULD SUIT VARIOUS USES STPP

RENT: PRICE ON APPLICATION



Unit 8, Metropolitan Business Park, Blackpool, Lancashire, FY3 9LT
t: 01253 316919 e: enquiries@duxburyscommercial.co.uk
f: 01253 765260 w: www.duxburyscommercial.co.uk

VICTORIA STREET, BLACKPOOL

LOCATION

Blackpool attracts around 17 million visits per year and the total population of the Fylde Coast is approximately 325,000. Blackpool also has an extended visitor season compared to most seaside resorts owing to the Illuminations running from September to January.

Victoria Street is located to the front of the Houndshell Shopping Centre which is the town's premier retail destination. There is a strong mix of retailers including Primark, River Island, JD Sports and Next.

The subject unit itself occupies a prominent position on Victoria Street close to the Houndshell entrance. Retailers on Victoria Street include Marks and Spencer, Claire's Accessories, Starbucks and Café 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 and new Conference Centre. 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.

ACCOMMODATION

Ground Floor: 4382 SQ FT
First Floor: 3759 SQ FT

LEASE/LEGAL FEES

A new FRI lease is available with terms to be agreed by negotiation.

VAT

All prices quoted do not include VAT but may however be subject to VAT at the prevailing rate

VIEWINGS

Strictly via prior appointment through Duxburys Commercial on 01253 316919.

ANTI-MONEY LAUNDERING

In accordance with Anti Money Laundering Regulations, two forms of identification and proof of funding will be required from the successful purchaser/tenant. Please note that we are required to electronically verify identification documents.

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NON DOMESTIC EPC

EPC: C

RATEABLE VALUE

RV: £146,000

Disclaimer/ Planning Disclaimer

The sales particulars have been produced with information provided by the owner/occupier or landlord and are made in good faith without any responsibility whatsoever on the part of Duxburys Commercial. It is for the purchaser or as the case may be the lessee to satisfy themselves by inspection or otherwise, as to the accuracy or fullness of the information. They must not in entering into any contract or incurring costs or otherwise rely upon these particulars as statements or representations of facts. It is the responsibility of the tenant(s) / buyer(s) to make all relevant planning enquiries into planning permission. All planning enquiries to be made directly to the relevant authorities / planning department. No warranties are given by the agent in relation to planning

Misrepresentation Act 1967: Duxburys Commercial, as agents for the vendor or, as the case may be, lessor (the "Vendor") and for themselves, give notice that;

- (1) These particulars are provided merely as a general guide to the property. They are not and shall not hereafter become part of any other contract.
- (2) The Statements herein are made in good faith without any responsibility whatsoever on the part of the Vendor, Duxburys Commercial or their servants. It is for the purchaser or as the case may be the Lessee (the "Purchaser") to satisfy himself by inspection or otherwise as to their accuracy and fullness, he must not in entering into any contract or otherwise rely upon these particulars as statements or representations of fact.
- (3) The Vendor does not make or give and neither Duxburys Commercial nor its servants has any authority, express or implied, to make or give any representations or warranties in respect of the property.
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- (5) Nothing in these particulars should be deemed to be a statement that the property is in good condition or that any of the facilities are in working order.

Note: Duxburys Commercial has not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air or water contamination. The purchaser is responsible in making his own enquiries in this regard.





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