

BLACKPOOL

8 VICTORIA STREET

PRIME RETAIL UNIT
 AVAILABLE BY WAY OF A NEW
 LEASE



Location

Blackpool is a major holiday destination and attracts around 17 million visits per year.

The subject unit occupies a prime position on Victoria Street, close to its junction with Bank Hey Street, adjacent to **Goldsmiths** and **Vodafone** with other retailers nearby including **Poundland**, **Boots** and **WH Smith**.

Victoria Street is a busy retail destination and is also in close proximity to the major tourist destination of The Blackpool Tower and Winter Gardens.

Accommodation

The property has the following areas:

Ground Floor	426 sq ft	39.58 sq m
First Floor	361 sq ft	33.54 sq m

Lease/Rent

The property is available by way of a new full repairing and insuring lease at a rent of **£25,000 per annum exclusive**.

EPC

An Energy Performance Certificate is in the course of being prepared. Please contact the agents.

Business Rates

Rateable Value £28,750

Interested parties are advised to make their own enquires on 01253 477477.

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction.

Photographs and plans

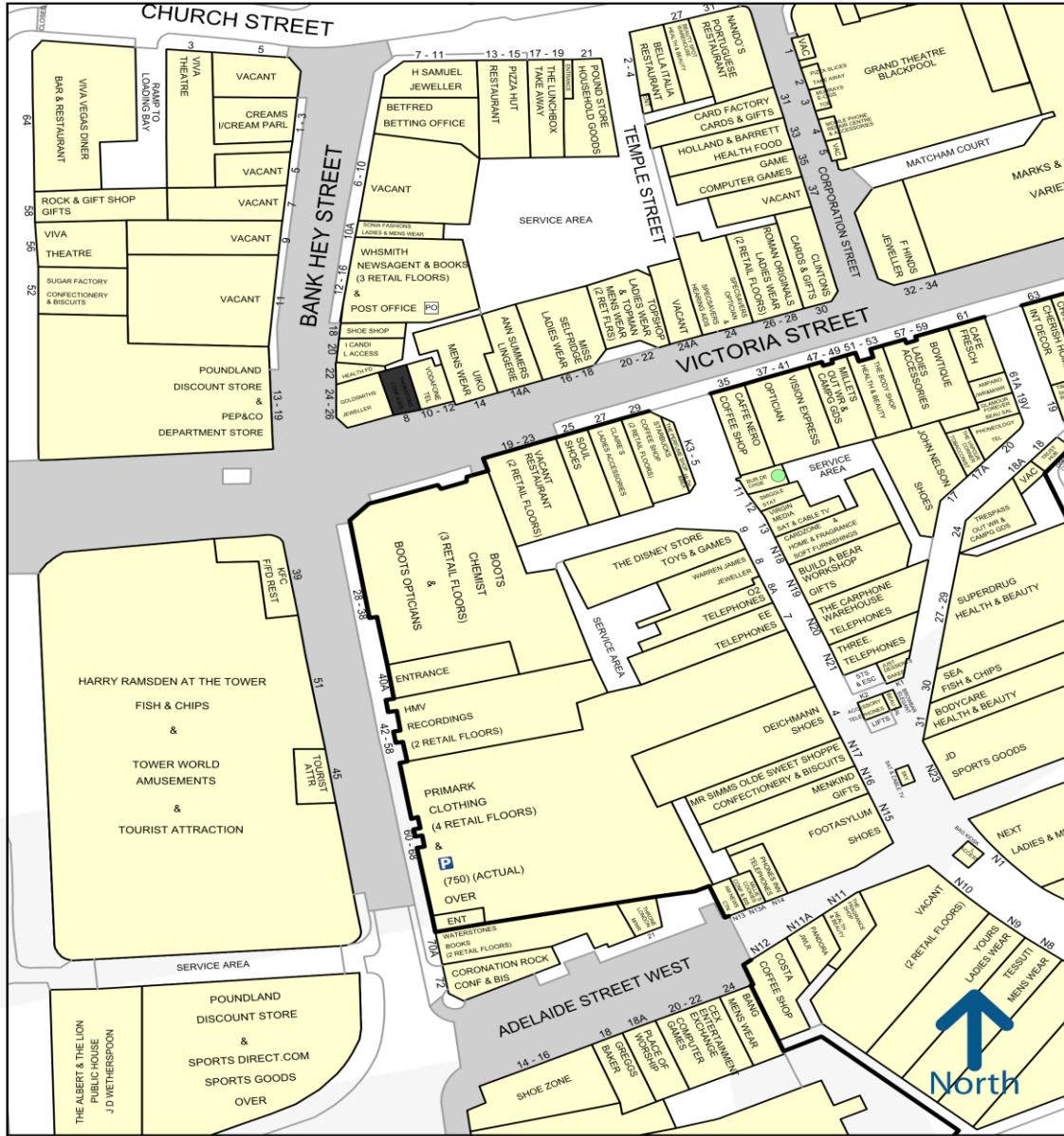
Any photographs and plans attached to these particulars were correct at the time of production and are for reference, rather than fact.

Viewing

Strictly by appointment through Llyr Emanuel of Emanuel Oliver on 0151 236 6725
llyr@emanueloliver.com.



Blackpool - Central



Experian Goad Plan Created: 01/04/2019
Created By: Emanuel Oliver Ltd



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