

BLACKPOOL

12-16 BANK HEY STREET

SUBSTANTIAL FULLY FITTED RETAIL UNIT TO LET OR FOR SALE

Location

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

The subject unit occupies a prominent position on Bank Hey Street, close to it's junction with Victoria Street. Retailers nearby include **Poundland, Boots** and **Starbucks**.

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

Accommodation

The property has an extensive sales area arranged on basement, ground and first floor with passenger and goods lift.

Basement Sales	2,705 sq ft	251.29 sq m
Ground Floor Sales	3,015 sq ft	280.1 sq m
First Floor Sales	3,128 sq ft	290.59 sq m
Second Floor Stores	3,571 sq ft	326.73 sq m
Third Floor Staff	985 sq ft	91.51 sq m

Lease/Rent

The property is available by way of a new lease at a rent of **£50,000 per annum exclusive** or For Sale – price on application.



EPC

The Energy Performance asset rating is C 61.

Business Rates

Rateable Value £85,500
 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

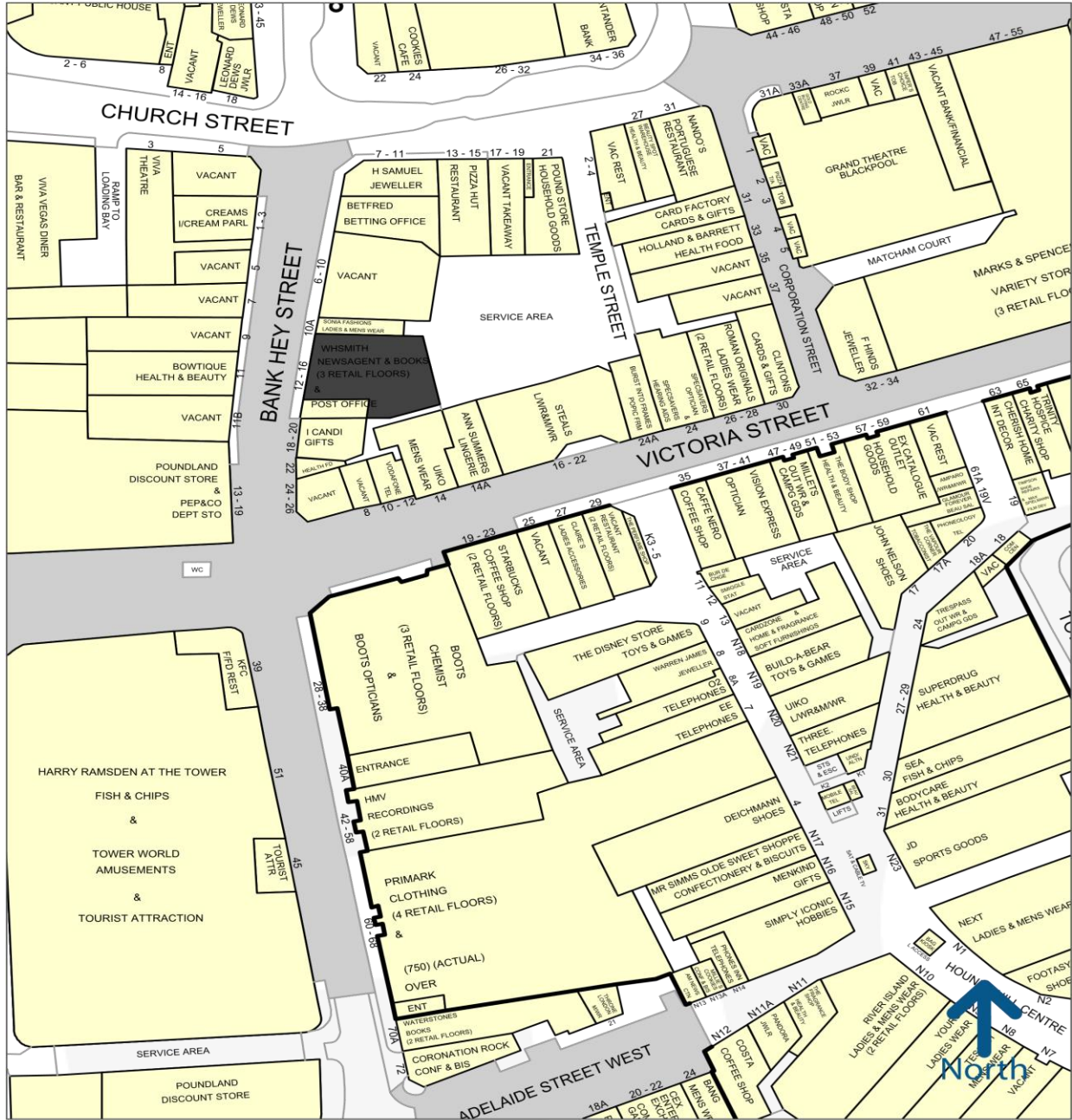
Any photographs and plans attached to these particulars were correct at the time of production and are for reference, rather than fact.

Agents Note

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/let has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute.

Viewing

Strictly by appointment through Llyr Emanuel of Emanuel Oliver on 0151 236 6725
llyr@emanueloliver.com
 or joint agents Duxburys on 01253 316919.



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