

Retail Unit To Let or For Sale

# Blackpool

48-50 Church Street, FY1 1HE

**ecs**RETAIL

[www.ecsretail.co.uk](http://www.ecsretail.co.uk)



## Viewing & Enquiries

**Clive Snashall**

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### Location

The premises occupy a prominent location on Church Street. The adjacent occupiers are **Curry's** and **The Works**, with other multiple retailers in the vicinity including, **Marks and Spencer, JD Sports, Halifax, Santander, Clinton Cards** and **Monsoon**.

### Accommodation

The property is arranged over ground and first floor levels, offering the following approximate dimensions and net internal floor area.

#### Ground Floor - Sales

1,167 sq ft (355.7 sq m)

#### First Floor - Sales, Stock & Staff

707 sq ft (215.5 sq m)

### Lease

The property is available by way of a new effectively full repairing and insuring lease for a term to be agreed, subject to 5 yearly upward only rent reviews.

### Rent

Upon application but exclusive of service charge, business rates and VAT.

### Rating Assessment

We have been advised by the local rating authority that the current rating assessment is as below. We recommend that all interested parties make their own enquiries with the local rating authority.

#### Rateable Value

£63,000

#### UBR (2013/2014)

£0.471

#### Rates Payable

£29,673

### Legal Costs

Each party is responsible for its own legal costs incurred in the transaction.

### EPC

Available on request

### Plant and Equipment

None of the systems or equipment in the property have been tested by us to ensure they are in working order. Lessees may wish to make their own enquiries.

Subject to contract and vacant possession.

Joint agent: contact Rob Amey & Adam Tyler of Hartnell Taylor Cook on 020 7491 7323

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