



## 24 Victoria St, Blackpool FY1 4RW

- 72.19 SQM (777 sqft) sales area at ground floor
- Prime location fronting pedestrianised Victoria Street
- Situated opposite entrance to the Houndshill Shopping Centre
- Nearby occupiers include : Specsavers, Café Nero, Roman, F Hinds, Starbucks, Claires accessories

## LOCATION

Blackpool is a popular Seaside town situated approximately 17 miles West of Preston and 5 miles North of Lytham. The location has good access to M55 and M6 Motorways via the A583.

The premises are prominently situated fronting the pedestrianised Victoria Street and directly opposite the entrance to the Houndshill Shopping Centre. The prime location is popular with a range national operators with Specsavers, Starbucks, Vodaphone, Café Nero, Roman, F Hinds and Claires accessories all located within the immediate vicinity.

## ACCOMMODATION

The premises are arranged over ground and first floors comprising the following approximate areas:

FLOOR	SQ M	SQ FT
Ground Floor	74.42	801
First Floor	59.64	642

## RENT

Upon Application.

## BUSINESS RATES

The premises have a rateable value of £23,000. Interested parties are advised to verify this information via the local rating authority ([www.voa.gov.uk](http://www.voa.gov.uk)).

## EPC

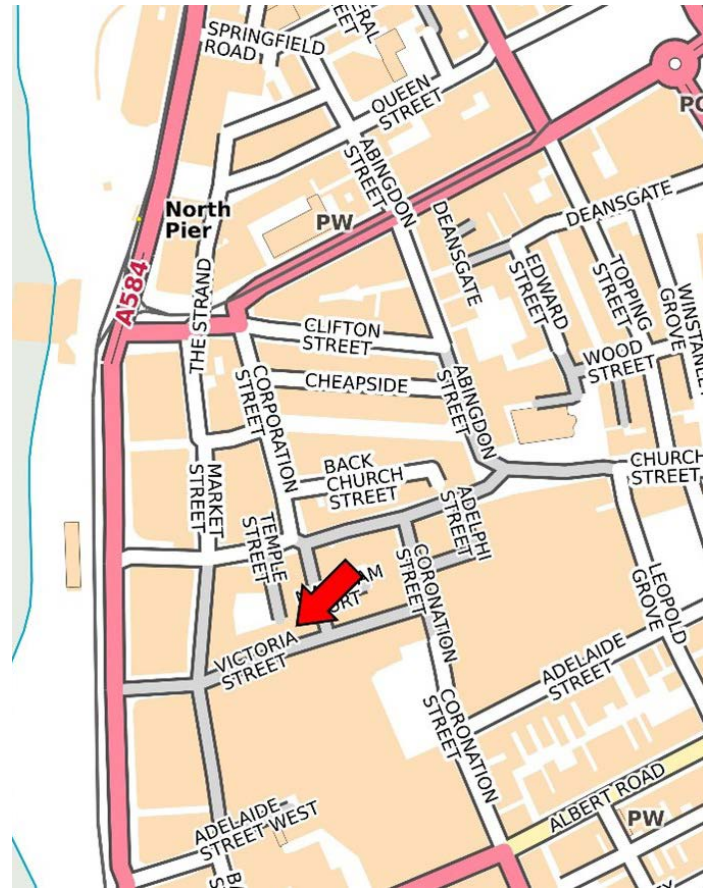
Energy Performance Certificate Rating of C.

## VAT

Unless otherwise stated, all prices, premiums and rents are quoted exclusive of Value Added Tax (VAT).

## LEGAL EXPENSES

Each party to bear their own legal expenses incurred in connection with this transaction.



To arrange a viewing please contact:



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## IMPORTANT NOTICE

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