TO LET

RogerHannah

54 Coronation Street, Blackpool, Lancashire, **FY1 4PD**

Modern Ground Floor Retail in Blackpool Centre
2,379 Sq Ft (221.01 Sq M)

- Open plan Modern Fit Out
- Prominent spot near Houndshill Shopping Centre, Winter Gardens and Blackpool Tower
- Air Conditioning
- Flexible Terms

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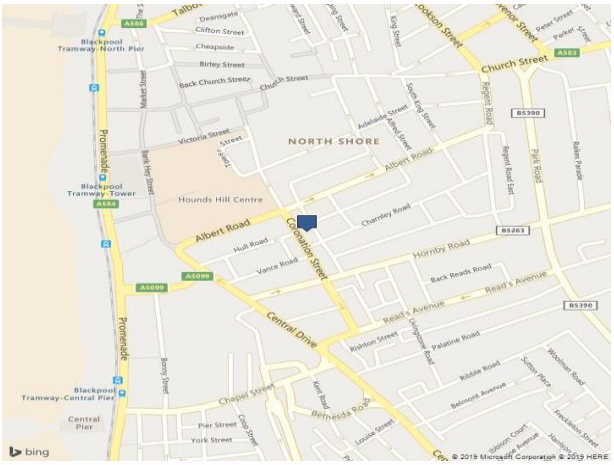

Location
The premises occupy a prominent position on Coronation Street in close proximity to the main Hounds Hill Shopping Centre where occupiers include Debenhams, TK Maxx, McDonalds, Waterstones, Clarks, Costa, Boots etc.

The property is also a close walk to the popular Blackpool Tower, Blackpool Tower Dungeons and Winter Gardens.

Description
Ground floor retail unit with open plan layout, disabled WC, staff WC and kitchen, with a basement that provides open plan storage.

The unit benefits from a modern fit out with AC, suspended ceiling, large glazed frontage with double doors and open plan layout.

Accommodation
The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) on an Net Internal Area basis to provide the following floor areas:

Ground Floor	104.2 sq m	1,121.5 sq ft
Basement	116.8 sq m	1,257 sq ft
Total	221 sq m	2,378.5 sq ft

Asking Rental
On application

Business Rates
Rateable Value: £10,250
Rates Payable: £4,930.25

Lease Terms
The premises are held on a lease expring 26 October 2026 with a break in 2021. September 2020. We are seeking an Ex Act sub lease however consideration will be given to short term arrangements.

EPC
E (111). A copy of the EPC is available on request.

VAT
All prices quoted are exclusive of, but may be subject to VAT at the prevailing rate.

Legal Costs
Each party to be responsible for their own legal costs incurred in this transaction.

Viewing & Further Information
If you would like to view this property or would like further information please contact the Sole Agents:

Roger Hannah
Agent: Dan Rodgers
T: 07891172418
E: danrodgers@roger-hannah.co.uk

Date of Preparation
09 October 2019

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