



Bank Hey Street, Blackpool, FY1 4RU

Commercial Property To Let, Blackpool

Summary

| | |
|-----------------------|--|
| Tenure | To Let |
| Available Size | 1,880 to 4,600 sq ft / 174.66 to 427.35 sq m |
| Rent | Rent on Application |
| Service Charge | Available on request |
| Business Rates | Upon Enquiry |
| EPC Rating | Upon Enquiry |

Key Points

- Suitable for a variety of uses- retail or leisure
- Potential to combine or take individual units
- Central location
- Incentives available

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Description

Units can be combined to create 4,600 sq ft of retail/leisure space.

Detailed plans available on request. For further information please contact Nicola or Alex at Sixteen Real Estate.

Location

Excellent location within the town's pedestrianised area, close to the junction of Bank Hey Street and Victoria Street, adjacent to Poundland. Other nearby multiples include W H Smith, Goldsmiths, KFC, Betfred etc. Houndshill Shopping Centre lies just a short distance to the east on Victoria Street and has attracted retailers such as Debenhams, Next, River Island, H & M etc. Houndshill incorporates an 800 space car park.

Accommodation

The accommodation comprises of the following

| Name | sq ft | sq m | Availability |
|--------------------------|--------------|---------------|--------------|
| Unit - 5 Church St | 3,000 | 278.71 | Available |
| Unit - 5 Bank Hey Street | 1,880 | 174.66 | Available |
| Unit - 7 Bank Hey Street | 1,700 | 157.94 | Available |
| Unit - 9 Bank Hey Street | 2,000 | 185.81 | Available |
| Total | 8,580 | 797.12 | |

Specification

Units in a shell condition.

Viewings

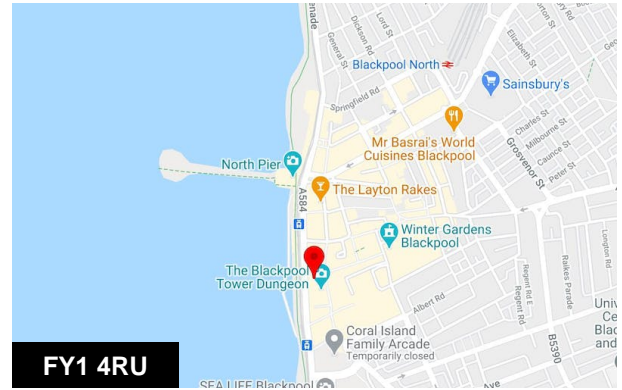
Interested parties to contact Sixteen Real Estate (Alex or Nicola)

Terms

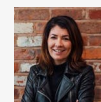
New lease terms to be agreed

Rates

From 1st April 2023, the 2023/24 retail, hospitality and leisure business rates relief scheme will provide occupied retail, hospitality and leisure properties with a 75% relief up to a cash cap limit of £110,000 per business. More detail including rules on eligibility can be found at www.gov.uk



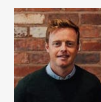
Viewing & Further Information



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Agents Note: Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/letting has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. An email will be sent to the proposed purchaser/tenant once the terms have been agreed.

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PRIME RETAIL UNITS TO LET

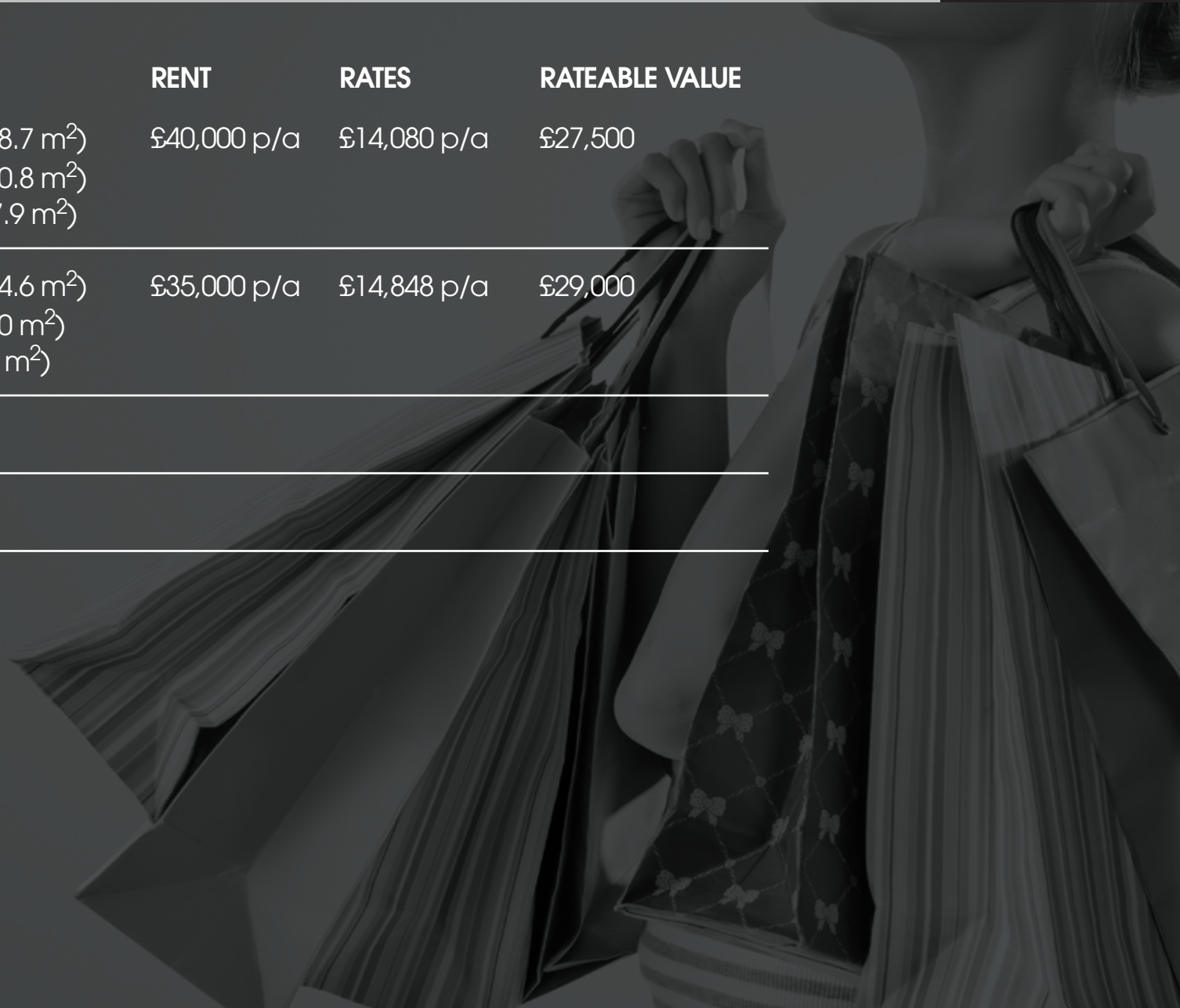
BANK HEY STREET
BLACKPOOL

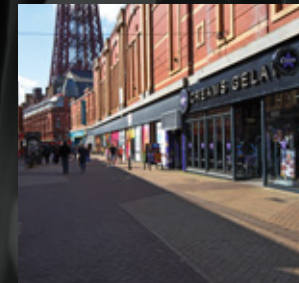
Excellent location within the town's pedestrianised area, close to the junction of Bank Hey St and Victoria St. Nearby multiples include Boots, Belfred, Starbucks, Essentials and Harry Ramsdens.

Houndshell Shopping Centre lies just a short distance to the east on Victoria Street and has attracted retailers such as Next, River Island, Primark, Waterstones etc. Houndshell incorporates 770 car parking spaces.



| | SIZE | RENT | RATES | RATEABLE VALUE |
|--|--|-------------|-------------|----------------|
| 5 CHURCH STREET GROUND FLOOR BASEMENT | 3,000 ft ² (278.7 m ²) 1,300 ft ² (120.8 m ²) 1,700 ft ² 157.9 m ²) | £40,000 p/a | £14,080 p/a | £27,500 |
| 5 BANK HEY STREET GROUND FLOOR BASEMENT | 1,880 ft ² (174.6 m ²) 1,400 ft ² (130 m ²) 480 ft ² (44.6 m ²) | £35,000 p/a | £14,848 p/a | £29,000 |
| 7 BANK HEY STREET (LET) | | | | |
| 9 BANK HEY STREET (LET) | | | | |





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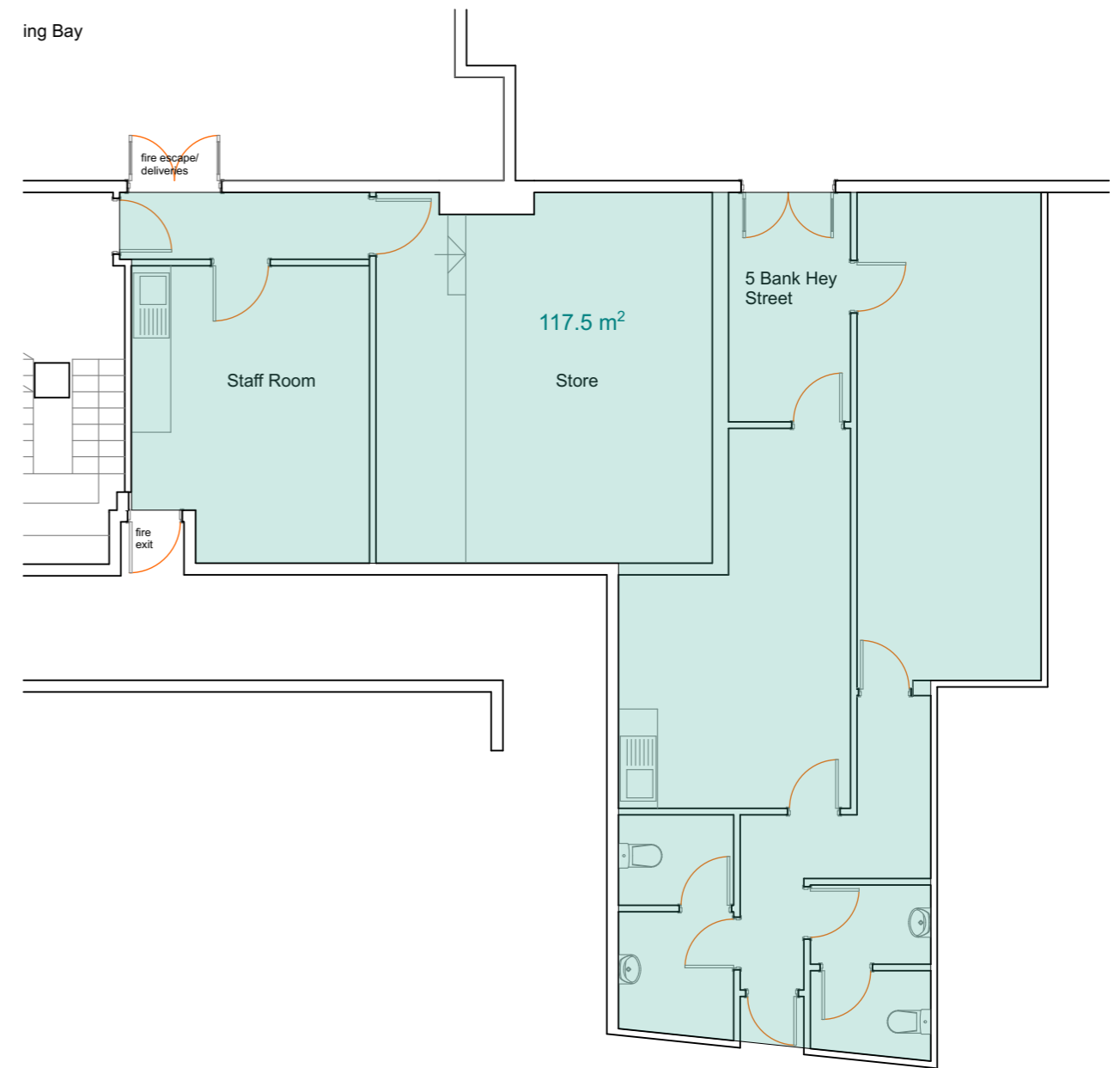
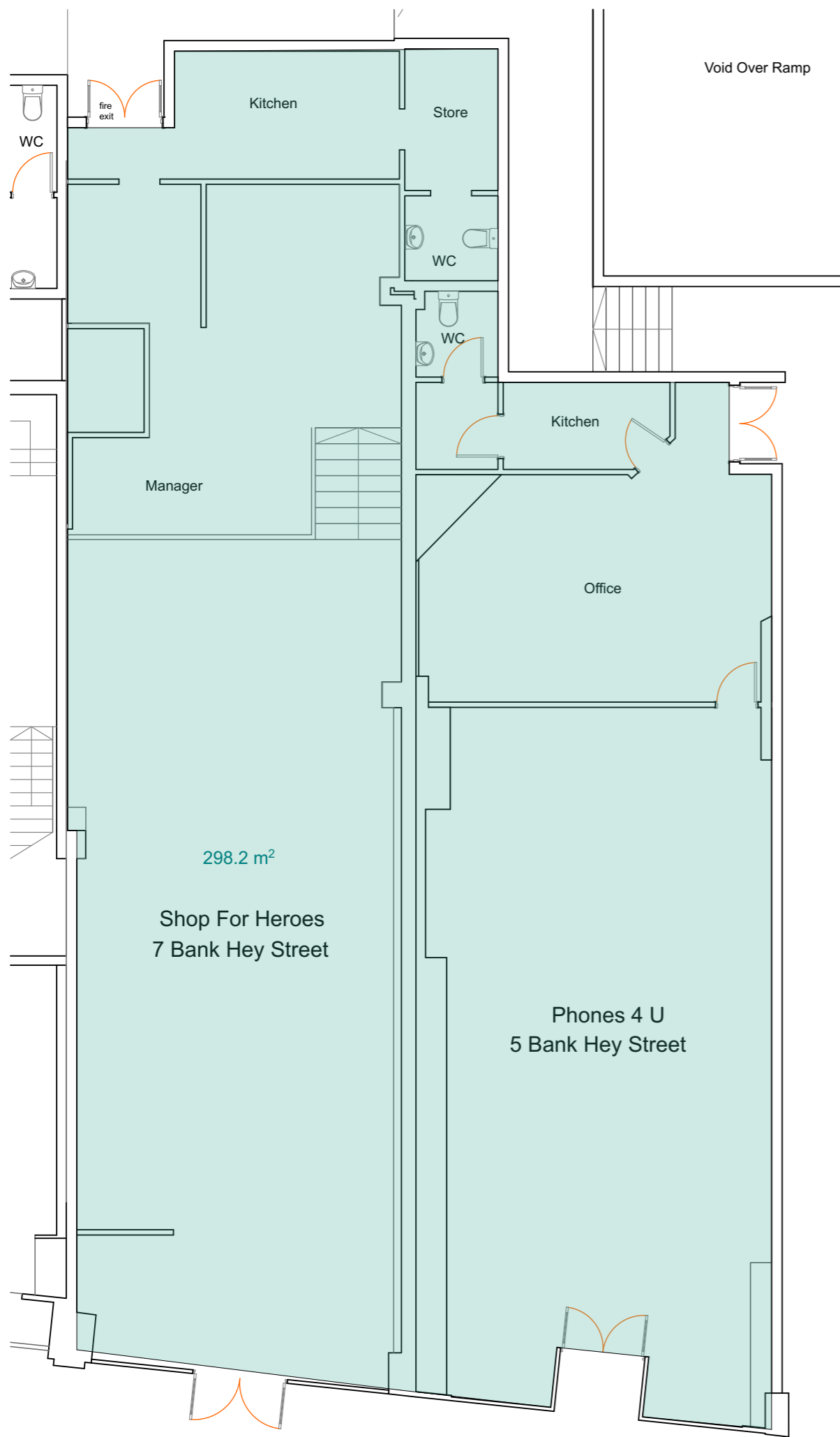
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Designed by:
Blaze
Marketing
0161 387 7252



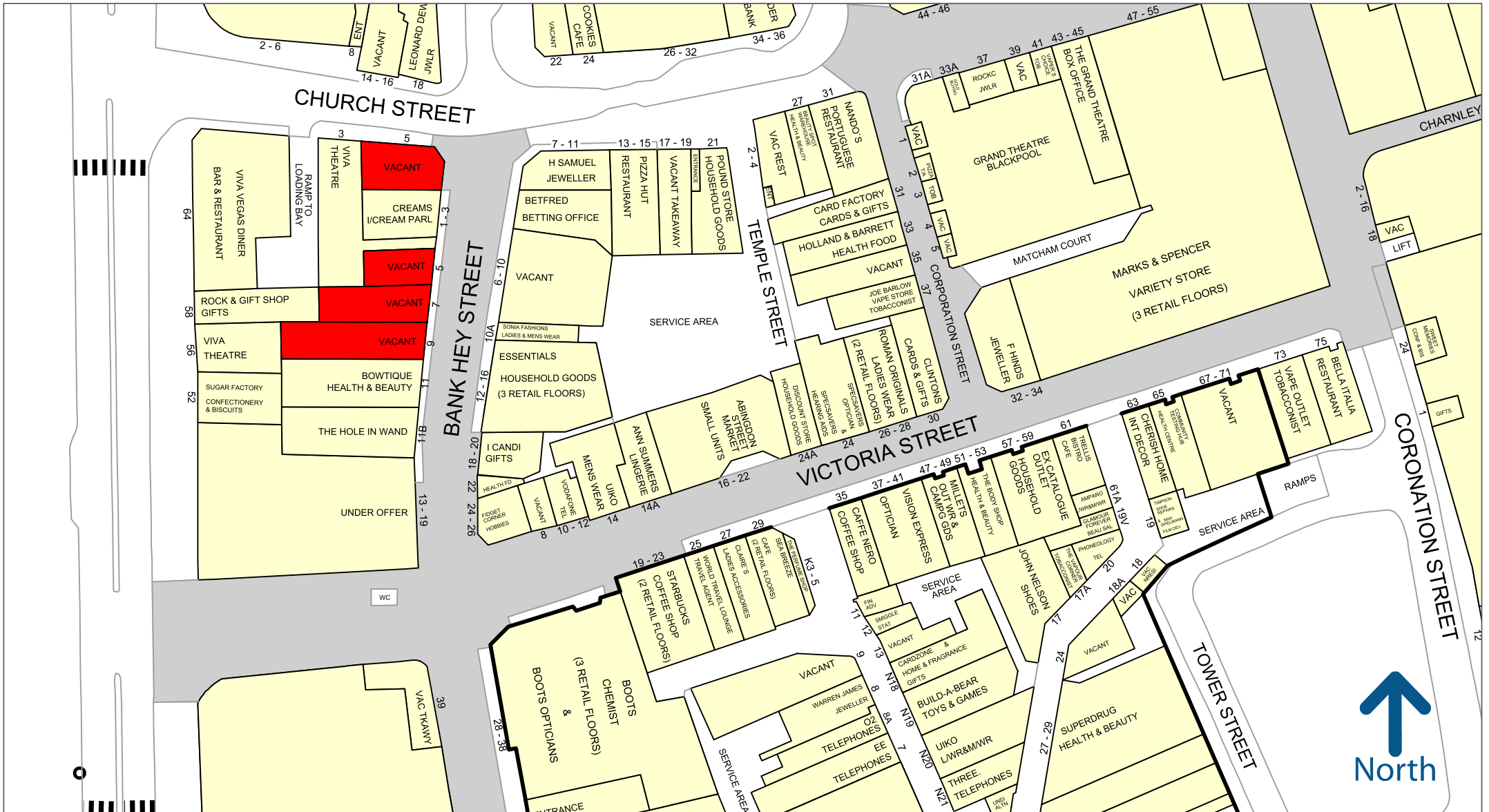


Notes Regarding Combining Units

Position of all columns to be determined on site due to the existing shop fitting out, position of concrete columns cannot be determined without destructive survey, assumed column positions at this point in time. Assumed all internal walls are non load bearing to be determined on site and removal subject to confirmation with structural engineer.

Existing floor levels to be checked on site to confirm that they are all set at the same level

Alterations subject to relevant statutory approvals being obtained
 Fire door positions may need to be altered / new escapes formed
 Areas for guidance and are subject to site checking



50 metres

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