

PROPERTY PARTICULARS

RETAIL / MULTI-USE

**TREVOR
DAWSON**

COMMERCIAL PROPERTY CONSULTANTS

01254 681133

www.tdawson.co.uk

TO LET



THE SALON AT RICHMOND CHAMBERS RICHMOND TERRACE BLACKBURN BB1 7AS

- Discreet and spacious salon within the town centre.
- Suitable for studio and leisure use.
- Feature entrance.
- **Commercial rates-free under Small Business Relief Scheme.**

LOCATION

Richmond Chambers is a landmark building within the Sudell Cross area of the town centre, with mixed retail, leisure and office uses. The salon faces the Georgian Richmond Terrace properties housing professional and service uses.

DESCRIPTION

With ornate dressed stone window surrounds at the entrance, the salon extends from a curved timber staircase to a basement level and an impressive reception and bar/counter area with five adjoining treatment suites. There are partition walls forming two areas which can be removed to create a larger space. There is laminate flooring throughout, feature stone columns and two WCs.

ACCOMMODATION

Net internal area: 1,685 sq. ft.

SERVICES

All mains services are available. It is the ingoing tenant's responsibility to verify that all appliances, services and systems are in working order, are of adequate capacity and suitable for their purpose.

RATING

The Valuation Office confirms a Rateable Value of £10,500. Under the Small Business Rating Relief Scheme, a sole occupier would benefit from 100% rates discount. Contact Blackburn with Darwen Borough Council Rating Department 01254 581175 or businessrates@blackburn.gov.uk to confirm matters.

LEASE

Available on a new internal repairing and insuring basis for a term to be agreed.

RENTAL

£18,000 PER ANNUM WITH INCENTIVES TO BE AGREED

VAT

VAT will not be charged on the rental.

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been commissioned and a copy will be made available upon request.

LEGAL COSTS

Each party to be responsible for their own legal costs.

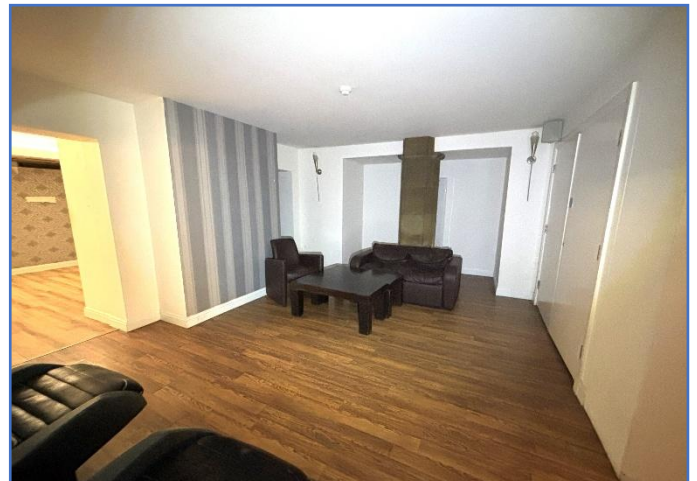
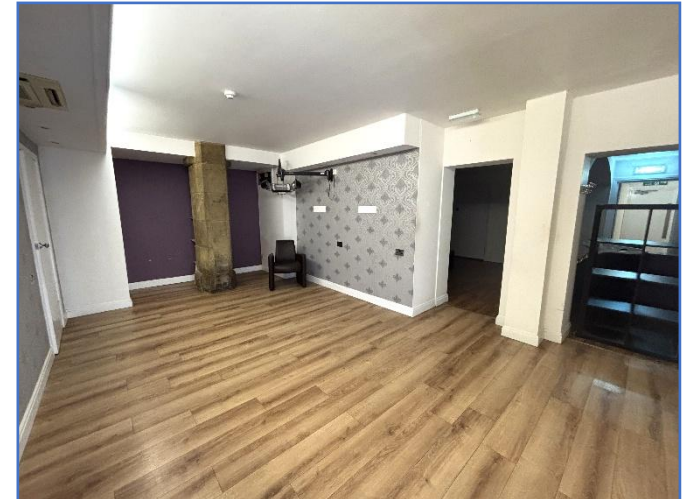
MONEY LAUNDERING

In order to comply with Anti Money Laundering Regulations a successful tenant will be requested to provide two forms of identification and details of the source of funding.

VIEWING

**STRICTLY BY APPOINTMENT WITH SOLE AGENTS
TREVOR DAWSON LIMITED OF CAPRICORN HOUSE,
CAPRICORN PARK, BLAKEWATER ROAD,
BLACKBURN, BB1 5QR.
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