

PROPERTY PARTICULARS

RETAIL

**TREVOR
DAWSON**

COMMERCIAL PROPERTY CONSULTANTS

01254 681133

www.tdawson.co.uk

TO LET (MAY SELL)



Price Reduced

100 DARWEN STREET BLACKBURN BB2 2AJ

- Substantial retail premises.
- Large car park to the rear.
- Prominent position fronting Darwen Street.
- Sales area 1,982 sq. ft.
- First floor potential.

LOCATION

A prominent location with substantial frontage to Darwen Street opposite Edmondson's Furniture Store in an area popular with speciality retailers. Darwen Street is one of the busiest routes out of Blackburn town centre and all the town centre amenities are within walking distance.

DESCRIPTION

A substantial two-storey brick built property, part rendered elevations beneath a pitched slate roof and with to the rear a substantial car park for approximately 14 cars.

Retail use at ground floor behind display windows with a substantial sales area and rear storage and basement.

The first floor is currently used for storage but has the benefit of its own separate entrance off Darwen Street, and therefore suitable for refurbishment for other uses subject to planning.

ACCOMMODATION

Ground floor sales	1,982 sq. ft.
Ground floor storage	1,269 sq. ft.
Basement	1,751 sq. ft.
First floor storage	3,668 sq. ft.

SERVICES

All mains services are connected to the property including gas. It is the tenant's/purchaser'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 property is listed as having two assessments effective from 1 April 2026:

100 Darwen Street

Rateable value - £14,500

First Floor, 100 Darwen Street

Rateable value - £6,400

PLANNING

Current planning Use Class E. The first floor would be suitable for a variety of uses including residential. Applicants should satisfy themselves as to the suitability of the property for their use by contacting Blackburn with Darwen Borough Council Planning Department on 01254 585585.

ENERGY PERFORMANCE CERTIFICATE

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

LEASE

Available for a term of years to be agreed on a full repairing and insuring basis.

RENTAL

£30,000 PER ANNUM

TENURE

Freehold.

PRICE

REDUCED £395,000

VAT

VAT will be charged on the rent/price at the standard rate.

MONEY LAUNDERING

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

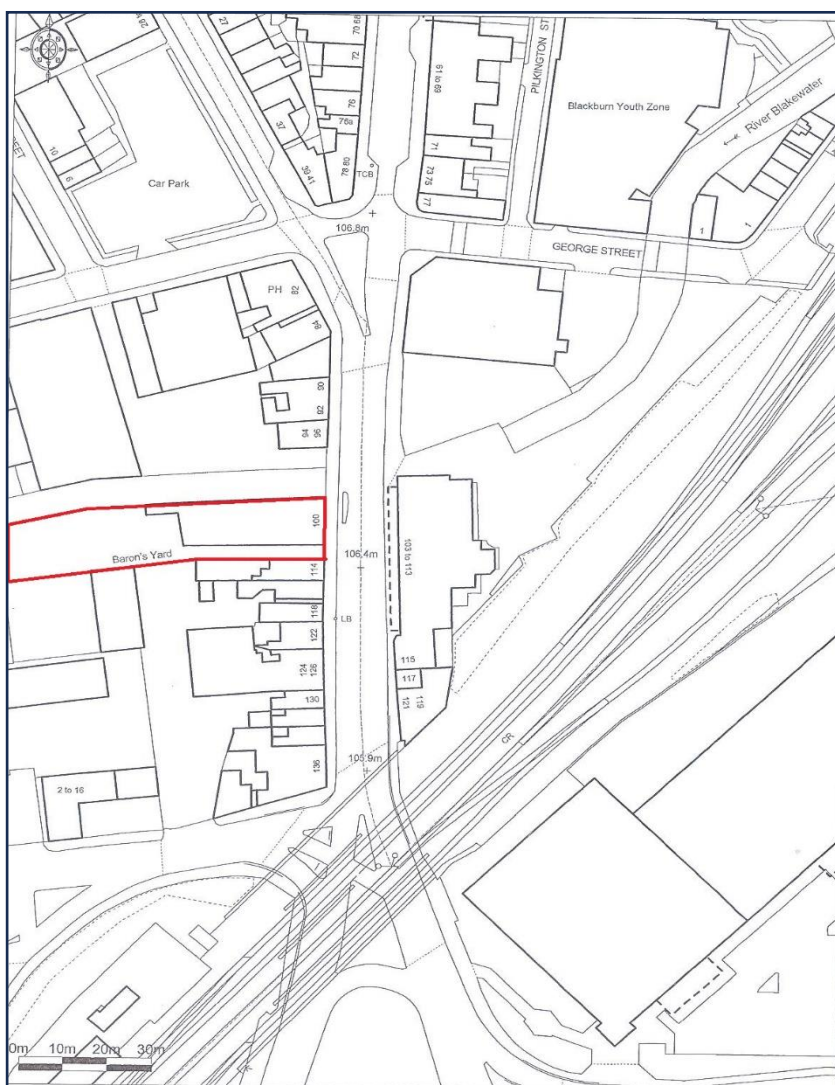
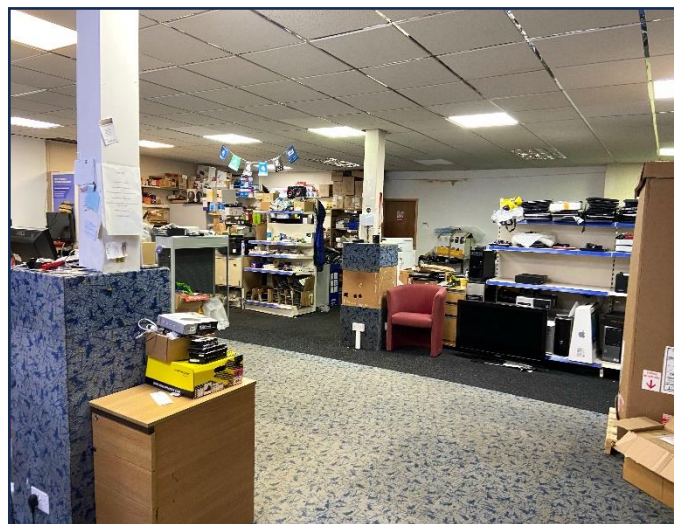
VIEWING

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

OUR REF CEJ YM 2606.13305

Email caroline@tdawson.co.uk





Site Plan

Not to scale – for identification purposes only

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