

PROPERTY PARTICULARS

RETAIL

TREVOR DAWSON

COMMERCIAL PROPERTY CONSULTANTS

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www.tdawson.co.uk

TO LET
(Due to Retirement)



26 CARTER FOLD
MELLOR
BLACKBURN
BB2 7ER

- Long-established hairstylist.
- Sole retail parade in the neighbourhood.
- Village estate location.
- Adjoining One Stop store, Village Pharmacy and Mellor Beauty.

LOCATION

The village of Mellor, with a population of approximately 2,672, lies 1.2 miles to the north-west of Blackburn. The village grew through estate development and the four-shop parade lies at the heart of the estate at the junction with Glendale Drive.

DESCRIPTION

26 Carter Fold is one of three single-storey units adjoining a larger double shop convenience store. The flat roofed brick built parade benefits from a good level of direct parking.

ACCOMMODATION

26 Carter Fold

Sales	33.27 sq. m.	358 sq. ft.
Kitchen	11.16 sq. m.	120 sq. ft.
Utility/WC	12.19 sq. m.	131 sq. ft.

SERVICES

All mains services are connected. 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.

PLANNING

The current hairdressing class use is E. It is the ingoing tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority, Ribble Valley Borough Council, who can be contacted on 01200 425111.

RATING

The rateable value for the property is £6,300. A sole occupier would benefit from 100% discount on rates payable under the Small Business Rate Relief Scheme. Contact Ribble Valley Borough Council to confirm eligibility on 01200 425111.

TENURE

Leasehold on an internal repairing lease for a minimum term of five years.

RENTAL

£8,060 PER ANNUM EXCLUSIVE, PAYABLE QUARTERLY IN ADVANCE (£2,015) ON AN INTERNAL REPAIRING BASIS

VAT

VAT is not charged upon the rental.

INSURANCE

The tenant reimburses the landlord for the cost of buildings insurance (2025/6 circa £307 per annum). The tenant is responsible for their own public liability and contents insurance.

ENERGY PERFORMANCE CERTIFICATE

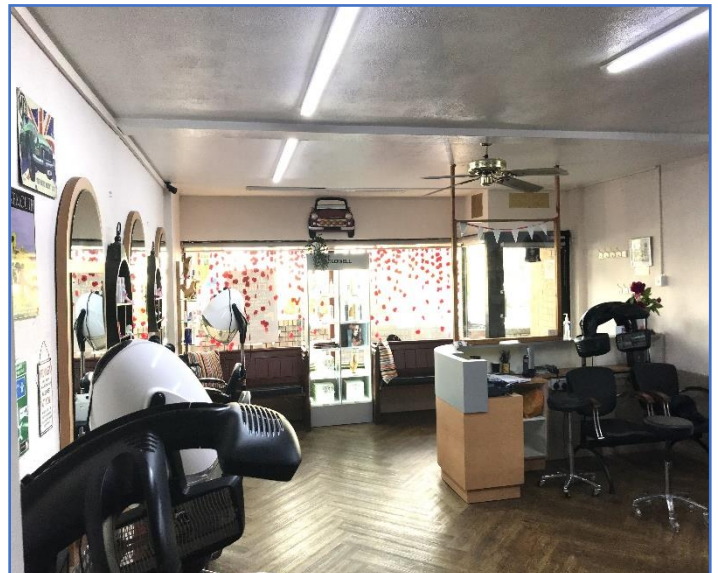
The retail unit has a C (70) rating. A copy of the certificate is available upon request.

LEGAL COSTS

Each party to be responsible for their own legal costs.

VIEWING

**STRICTLY BY APPOINTMENT WITH SOLE AGENTS TREVOR DAWSON LIMITED OF CAPRICORN HOUSE, CAPRICORN PARK, BLAKEWATER ROAD, BLACKBURN, BB1 5QR.
OUR REF SRJ YM 2511.13661 Email stephen@tdawson.co.uk**



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