

TO LET

Ground floor retail premises.
150 Sq Ft



42 KING STREET, BLACKBURN, LANCASHIRE, BB2 2DH

- Established retail area.
- Prominent main road position.
- Competitive terms.



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Location

The property is situated with frontage to King Street in a prominent main road position, on the edge of Blackburn town centre.

Description

The property comprises a ground floor lock up retail premises extending to 150 sq. ft.

The property is situated in a grade 2 listed building in a prominent retail location with frontage to King Street.

Accommodation

The accommodation is arranged on the ground floor as follows:

Retail area - 150 sq. ft
W.C facilities

Tenure

The property is available for lease only.

Lease Terms

The property is available by way of a new lease for a minimum period of 3 years on effective full repairing and insuring terms. A service charge and buildings insurance may be charged.

Rating

The property has a ratable value of and therefore eligible occupiers will be able to claim small business rates relief.

VAT

To be confirmed but may be applicable.

Services

With the exception of gas all mains services are available to the property.

EPC

An EPC is available on request.

Planning

Interested parties are recommended to contact the planning department at Blackburn with Darwen Borough Council to discuss their proposed uses in greater detail.

Availability

The property is available for immediate occupation.

Money Laundering Regulations

Please note that we are now required to carry out customary due-diligence on all purchasers/tenants once an offer is accepted, whereby we are required to obtain proof of identity and proof of address of the prospective purchaser/tenant.

We will then undertake an AML check via Smart Search to comply with HMRC's anti money laundering requirements.

Additional Information

Rent

£3,500 Per Annum

Viewing

Strictly through agents
Taylor Weaver
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01254 699030

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