TO LET

Good Quality Two Storey Showroom
4,426 Sq Ft

7-9 ST. PETER STREET, BLACKBURN, LANCASHIRE, BB2 2HD

- Adjacent to Blackburn town centre.
- Competitively priced.
- Ideally suited for retail or light industrial use.

TAYLOR WEAVER
CHARTERED SURVEYORS

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Location
The property is positioned with frontage to St Peters Street on the edge of Blackburn town centre, close to its junction with Freckleton Street and Mincing Lane.

It occupies a prominent main road position with other businesses in the vicinity including Kwik Fit, The Postal Order and Farm Foods.

The property has good access to junctions 3, 4 & 5 of the M65 motorway, which are a short drive from the building.

Description
The property comprises a two-storey former carpet warehouse positioned on the edge of Blackburn town centre.

It is constructed of rendered brick built walls under pitched slate/tiled roofs.

Access is provided via 2 doors off St Peters Street.

Internally, the building also has gas central heating, lighting and double glazed windows.

It has traded as a carpet showroom for a number of years.

Accommodation
The property has the following floor areas:

Ground Floor Showroom 1,615 Sq.ft
Showroom 538 Sq.ft
Rear Office 130 Sq.ft
Utility Area 49 Sq.ft
First Floor Showroom 2,094 Sq.ft

TOTAL 4,426 sq.ft

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 FRI terms.

The landlord will insure the building and charge the premium to the tenant, subject to the proposed use. Further details of request.

Legal Costs
Each to pay their own costs

VAT
Not applicable

Services
All mains services are available to the property.

EPC
The EPC rating is C(74)

https://find-energy-certificate.service.gov.uk/energy-certificate/9147-2008-7000-1549-9141

Planning
Retail/ light industrial uses will be considered.

Interested parties are recommended to contact the local planning authorities to consider their proposed use in greater detail.

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
£20,000 Per Annum

Viewing
Strictly via sole agent Taylor Weaver
Neil Weaver MRICS
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