

PROPERTY PARTICULARS

RETAIL

**TREVOR
DAWSON**

COMMERCIAL PROPERTY CONSULTANTS

01254 681133

www.tdawson.co.uk

TO LET



54-58 NORTHGATE BLACKBURN BB2 1JL

- Extremely prominent Town Centre retail and leisure opportunity
- Opposite main entertainment venue, King George's Hall
- Adjacent to Town Centre Heritage regeneration scheme
- Ground floor sales 1,050 sq. ft.
- First floor amenity and storage 1,000 sq. ft.

LOCATION

Situated in a corner position with frontages to both Northgate and New Market Street in the heart of the Town Centre, opposite Marks and Spencer and King George's Hall which is the main entertainment venue for the town. The property is within the pedestrianised zone.

DESCRIPTION

A two-storey retail property with brick elevations under a bitumen felt flat roof with full glass display frontages to Northgate and New Market Street.

Internally the ground floor is open plan with suspended ceiling incorporating spot lighting and is air conditioned. There is a corner disabled toilet.

A rear stairwell leads to the first floor where there is a staff kitchen and ladies and gents toilets. There is also a useful storage area which has previously been used as a bar area when the property was occupied as a café/restaurant.

ACCOMMODATION

Ground floor

Sales area	1,050 sq. ft.
Disabled WC	

First floor

Storage, kitchen and WCs	1,000 sq. ft.
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Total internal area	2,050 sq. ft.
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SERVICES

We are advised that all mains services are available with air conditioning to the ground floor retail area. 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 premises have a Class E retail use within the Town and Country Planning Acts. It will be the ingoing tenant's responsibility to verify that their intended use is acceptable to the local Planning Authority who can be contacted on 01254 585585.

RATING

The 2023 Rateable Value is £18,000. For details on Business Rates payments enquiries should be directed to Blackburn with Darwen Borough Council Rates Department on 01254 585585.

ENERGY PERFORMANCE CERTIFICATE

Energy Performance Asset Rating D (91). The EPC can be made available upon request.

LEASE

Available by way of a new lease for a term of years to be agreed on a full repairing and insuring basis. The tenant will be responsible for all utilities in respect of their occupation, buildings insurance and the payment of Business Rates.

RENT

£22,500 PER ANNUM

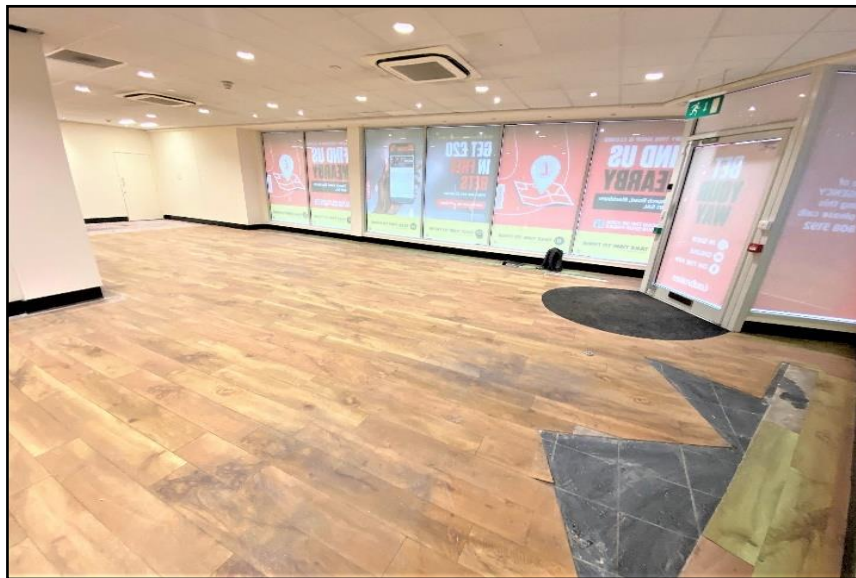
VAT

We are informed that VAT will not be charged on the rental.



VIEWING

STRICTLY BY APPOINTMENT WITH SOLE AGENTS TREVOR DAWSON LIMITED OF CAPRICORN HOUSE, CAPRICORN PARK, BLAKEWATER ROAD, BLACKBURN, BB1 5QR. OUR REF JBR YM 2408.13223 Email jason@tdawson.co.uk



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