

PROPERTY PARTICULARS

RETAIL

TREVOR DAWSON

COMMERCIAL PROPERTY CONSULTANTS

01254 681133
www.tdawson.co.uk

TO LET



4 HEATON STREET BLACKBURN BB2 2EF

- Retail outlet with immediate availability.
- Close to Blackburn Town Centre.
- Opposite King's Court Business Centre.
- Sales area 400 Sq. Ft.
- Rental £350 per calendar month.

LOCATION

Fronting Heaton Street close to its junction to King Street which is a main route into Blackburn Town Centre. The Mall Shopping Centre and all amenities are within 300 yards walking distance. Opposite the property is King's Court Business Centre and other retailers including Go Outdoors. On-road parking is available to the frontage.

DESCRIPTION

A ground floor retail outlet which, internally, is predominantly open plan with a rear WC.

ACCOMMODATION

Sales area 400 sq. ft.

SERVICES

All mains services are available with the exception of gas. 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.

RATING

The 2026 rateable value is £2,100. Tenants may be entitled to relief from the payment of business rates and enquiries should be made to Blackburn with Darwen Borough Council on 01254 585585.

PLANNING

It is thought most retail uses will be permitted. The premises have previously been utilised as a sandwich bar. It will be the Tenant's responsibility to verify their intended use is acceptable to the local planning authority who may be contacted on 01254 585585.

LEASE TERMS

Immediate availability by way of a new lease for a term to be agreed. The Tenant will be responsible for the internal repair and upkeep of the premises including the shop frontage. The Tenant will pay rent, buildings insurance contribution, and utilities consumed.

RENTAL

£350 PER CALENDAR MONTH

VAT

VAT is not charged on the rental.

ENERGY PERFORMANCE CERTIFICATE

The property has an energy rating of E (101). The certificate is valid until 29 October 2030. A copy of the certificate is available upon request.

VIEWING

STRICTLY BY APPOINTMENT WITH SOLE AGENTS TREVOR DAWSON LIMITED OF CAPRICORN HOUSE, CAPRICORN PARK, BLAKEWATER ROAD, BLACKBURN, BB1 5QR.
OUR REF JBR YM 2603.13741 Email jason@tdawson.co.uk



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