

PROPERTY PARTICULARS

RETAIL

**TREVOR
DAWSON**

COMMERCIAL PROPERTY CONSULTANTS

01254 681133

www.tdawson.co.uk

TO LET



**61 DARWEN STREET
BLACKBURN
BB2 2BL**

- Refurbished retail unit in prominent town centre position.
- Immediate availability.
- Sales area 340 sq. ft. plus kitchenette and storage.

LOCATION

Occupying a mid-terrace position within a retail parade close to the main railway station, Premier Inn and the Cathedral Quarter. The Mall Shopping Centre is within a couple of minutes' walking distance and adjoining occupiers include Ainsworth Jewellers, Cash Convertors and Dignity Funeral Care.

DESCRIPTION

Refurbished ground floor retail outlet with full glazed frontage protected by electronically operated metal roller shutter in a prominent position on the popular Darwen Street.

Internally, the accommodation comprises a front open plan sales area with rear fitted kitchenette, toilet and useful store area. The unit has carpet tiles and a suspended ceiling incorporating LED lighting.

ACCOMMODATION

The net internal areas are as follows:

Ground Floor

Sales area	340 sq. ft.
Kitchenette	25 sq. ft.
Rear store	50 sq. ft.
Toilet	

SERVICES

All mains services are available, with the exception of gas. It will be the incoming 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 £7,400. Tenants may apply for Small Business Rate Relief. Enquiries should be directed to Blackburn with Darwen Borough Council who may be contacted on 01254 585585.

PLANNING

Suitable for retail use under Class E of the Use Classes Order (formerly Class A1). It would be the incoming tenant's responsibility to verify that their intended use is acceptable to the local Planning Authority. **No hot food takeaway use will be permitted.**

LEASE

Available by way of a new lease for a term of years to be agreed. The tenant will be responsible for the payment of utilities consumed, Business Rates (if demanded) and there will be a contribution towards buildings insurance.

RENTAL

£6,750 PER ANNUM (£130 PER WEEK)

RENT BOND

Our clients will require a rent bond to be held on account for the duration of the lease. Further details are available upon request.

VAT

VAT is not applicable to the rental.

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance has been commissioned and a copy of the Certificate will be available upon request.

MONEY LAUNDERING

In order to comply with Anti Money Laundering Regulations a successful tenant will be requested to provide two forms of identification and details of the source of funding.

VIEWING

STRICTLY BY APPOINTMENT WITH SOLE AGENTS TREVOR DAWSON LIMITED OF CAPRICORN HOUSE, CAPRICORN PARK, BLAKEWATER ROAD, BLACKBURN, BB1 5QR.

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