

TO LET

Prominent Main Road Showroom
11,289 Sq Ft



107 KING STREET, BLACKBURN, LANCASHIRE, BB2 2DH

- Prominently Located Edge of Town Centre Retail Property
- Established trade counter and retail area
- Competitively priced
- Suitable for a number of alternative uses



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Location

The property is located in an established trade counter/retail area with prominent frontage to King Street (A674) approximately 0.5 miles from Blackburn town centre.

Nearby occupiers include Howdens Joinery, Smiths Plant and Equipment Hire, ICI Dulux, Travis Perkins and Home Bargains.

Description

The property comprises a former cinema, The Regent which opened in 1920.

It was refurbished in the early 2000's including the creation of an impressive entrance area, provision of a suspended ceiling, spotlighting and recessed lighting, creation of a substantial sales area on the ground floor with ancillary sales and retail on the first floor.

It is constructed of rendered brickwork walls to the sides and rear and a pitched steel profile roof. The front has feature horizontal steel profile cladding together with a substantial sales frontage to King Street.

To the rear of the premises there is a concreted yard which provides parking and loading facilities.

Accommodation

The accommodation is arranged as follows:

	Sq Ft	Sq M
Ground Floor Entrance Area	717	66.61
Ground Floor Sales Area	3,444	319.95
Ground floor Storage	1,780	165.36
First Floor Sales Area	3,667	340.66
First Floor Storage	1,681	156.16
TOTAL	11,289	1,048.75

Lease Terms

The property is available by way of a new lease for a minimum period of 3 years on full repairing and insuring terms.

Rating

The property has a current rateable value for the ground floor of £28,000 and for the first floor of £15,500. Rates payable is approximately half the rateable value. Further details on request.

Legal Costs

Each party is to be responsible for their own legal costs.

VAT

VAT is applicable to the figures quoted in these particulars

Services

It is understood that all mains services are available to the premises.

EPC

An EPC is available on request

Planning

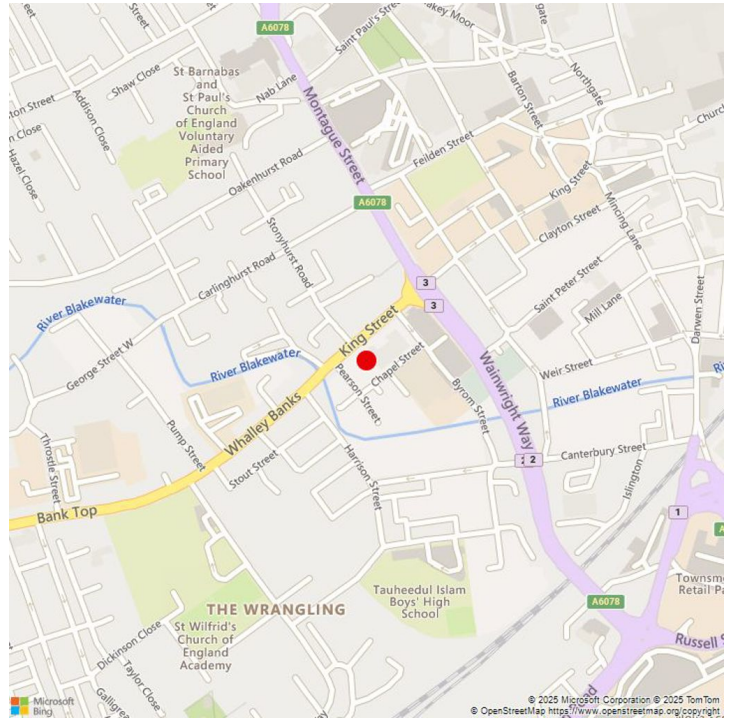
The property has been used for a number of years as a showroom and we understand that planning consent is available for retail use.

Should parties wish to use the property for an alternative use they are recommended to contact the local planning authority to discuss their proposals 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

£55,000 Per Annum

Viewing

Strictly via sole agent Taylor Weaver

Neil Weaver MRICS

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