

PROPERTY PARTICULARS

RETAIL

**TREVOR
DAWSON**

COMMERCIAL PROPERTY CONSULTANTS

01254 681133

www.tdawson.co.uk

TO LET



3 RICHMOND CHAMBERS RICHMOND TERRACE BLACKBURN BB1 7AS

- Low-cost town centre suite.
- Direct parking.
- **No commercial rates to pay.**
- Flexible terms.

LOCATION

Richmond Chambers is a landmark building within the Sudell Cross area of the town centre, with mixed retail, leisure and office uses. The ground floor suite faces the Georgian legal and financial offices on Richmond Terrace.

DESCRIPTION

The suite was the former long-established hairdressers, Ernesto's, being a single suite with internal coving and window to Richmond Terrace. There are WC facilities at first floor, shared with the adjoining offices.

ACCOMMODATION

18.08 sq. m. (195 sq. ft)

SERVICES

Mains services are available. No gas. It is 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 suite is to be separately assessed but will fall within the threshold for 100% discount on rates payable within the Small Business Rating Relief Scheme. Contact Blackburn with Darwen Borough Council Rating Department 01254 581175 or businessrates@blackburn.gov.uk

LEASE

Available on a new internal repairing and insuring basis for a term to be agreed.

RENTAL

£85 PER WEEK.

VAT

VAT will not be charged on the rental.

ENERGY PERFORMANCE CERTIFICATE

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

LEGAL COSTS

No charge for the landlord's standard agreement.

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.
OUR REF SJ YM 2608.13791 Email stephen@tdawson.co.uk



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