

PROPERTY PARTICULARS

MULTI-USE

**TREVOR
DAWSON**

COMMERCIAL PROPERTY CONSULTANTS

01254 681133
www.tdawson.co.uk

TO LET



FIRST FLOOR AT 69-95 WHALLEY RANGE BLACKBURN BB1 6EE

- Superb opportunity to lease restaurant and/or retail showroom facility in highly sought-after location.
- Gross floor area 3,800 sq. ft.
- Ready for bespoke tenant fit-out.
- Viewings now being undertaken.

LOCATION

Prominent position fronting Whalley Range which is a very busy thoroughfare linking Whalley New Road (A666) with the inner ring road, Barbara Castle Way, approximately half a mile from Blackburn town centre. Whalley Range is an extremely vibrant location with a healthy mixture of retail, food/restaurant outlets and high density housing.

DESCRIPTION

Attractive first floor premises occupying a corner position with full height glazing providing excellent natural light from an elevated position. The accommodation is open plan within a building of brick construction under a pitched double skin steel portal frame roof and is presented in 'shell' condition being ready for bespoke tenant fit-out for restaurant or retail occupiers.

Access is provided from Whalley Range with loading provision to the rear and side adjacent to the demised car park for eight vehicles.

ACCOMMODATION

The gross floor area is 3,800 sq. ft.

EXTERNALLY

Adjacent to the side is a car park for staff and customers.

SERVICES

All mains services are available including a three-phase electricity supply. It will be 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 were granted planning consent on 11 March 2022 for the sale of food and drink for consumption on the premises (restaurant use (Class E(b)) and erection of external staircase. Documents may be viewed on Blackburn with Darwen Borough Council's planning portal under Planning Application reference 10/21/1237. It is also feasible to use the premises for retail/showroom uses.

RATING

The premises will be re-assessed for rating purposes upon occupation and completion of the lease.

LEASE

Available by way of a new lease for a term of years to be agreed with the tenant occupying on an effective full repairing and insuring basis.

RENTAL

Upon Application.

VAT

VAT is not applicable to the rental.

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been commissioned and a copy will be 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 2404.13391 Email jason@tdawson.co.uk



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