

IN-STORE UNIT TO LET

Unit 11 Morrisons Supermarket Blackburn



Savills Leeds
3 Wellington Place
Leeds
LS1 4AP

savills.co.uk



Location

- Blackburn is located approximately 21 miles north-west of Manchester and 13 miles east of Preston, with a population of over 150,000 people.
- The unit is located within a 52,900 sq ft Morrisons supermarket, situated within the heart of Blackburn. The store is walking distance to the town centre and benefits from a 312-space multi-storey car park and excellent transport links.
- Occupiers within the store include **Boots Opticians, Morrison's Pharmacy, Miss Nails** and **Fone Planet**.

Accommodation

The premises are arranged over ground floor only.
Approximate net internal areas are:

Ground Floor:	1,115 sq ft	104 sq m
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Tenure

The tenure is available by way of new internal repairing and insuring lease.

Rent

£17,500 per annum exclusive.

Service Charge

The estimated service charge is £1,595.64 for 2026.

Rates

Rateable Value (2026/27)	£18,000
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UBR:	£0.382
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Rates Payable:	£6,876
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Parties are advised to make their own enquiries with the Local Authority.

Use

The premises currently benefits from Class E use.

EPC

EPC Rating B.

Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction.

Viewing & further information

Strictly by prior arrangement only with:

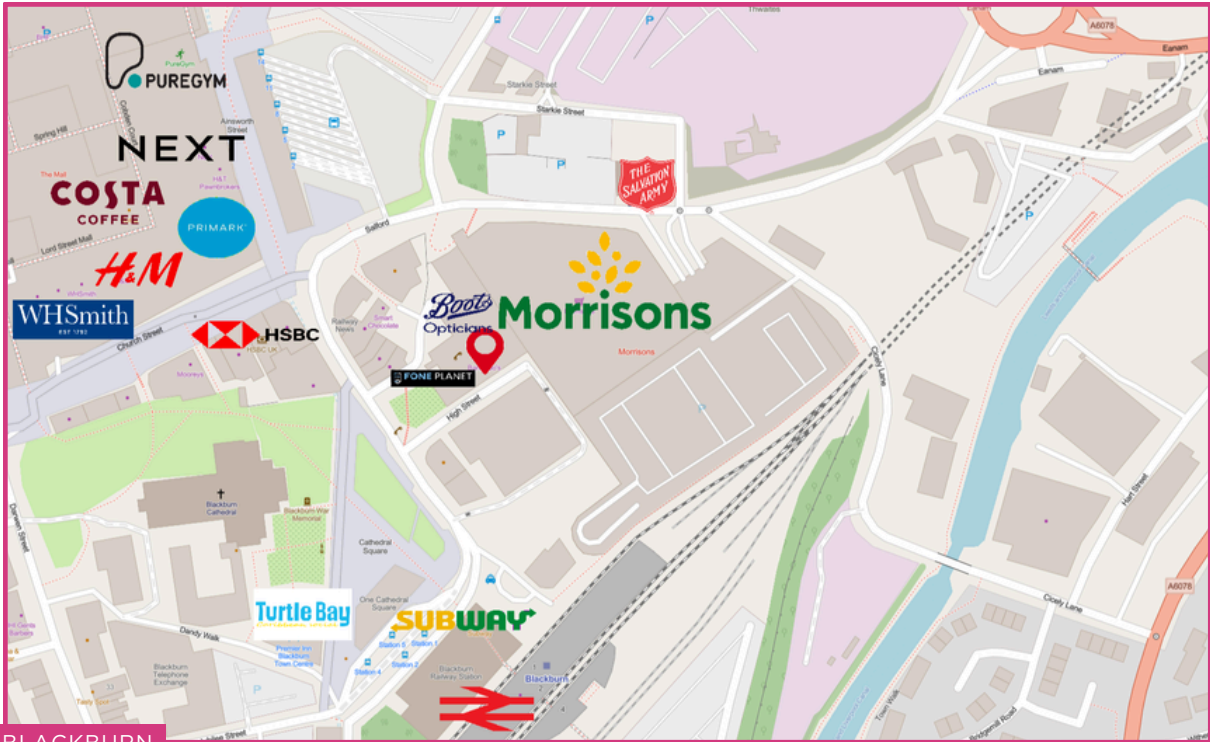
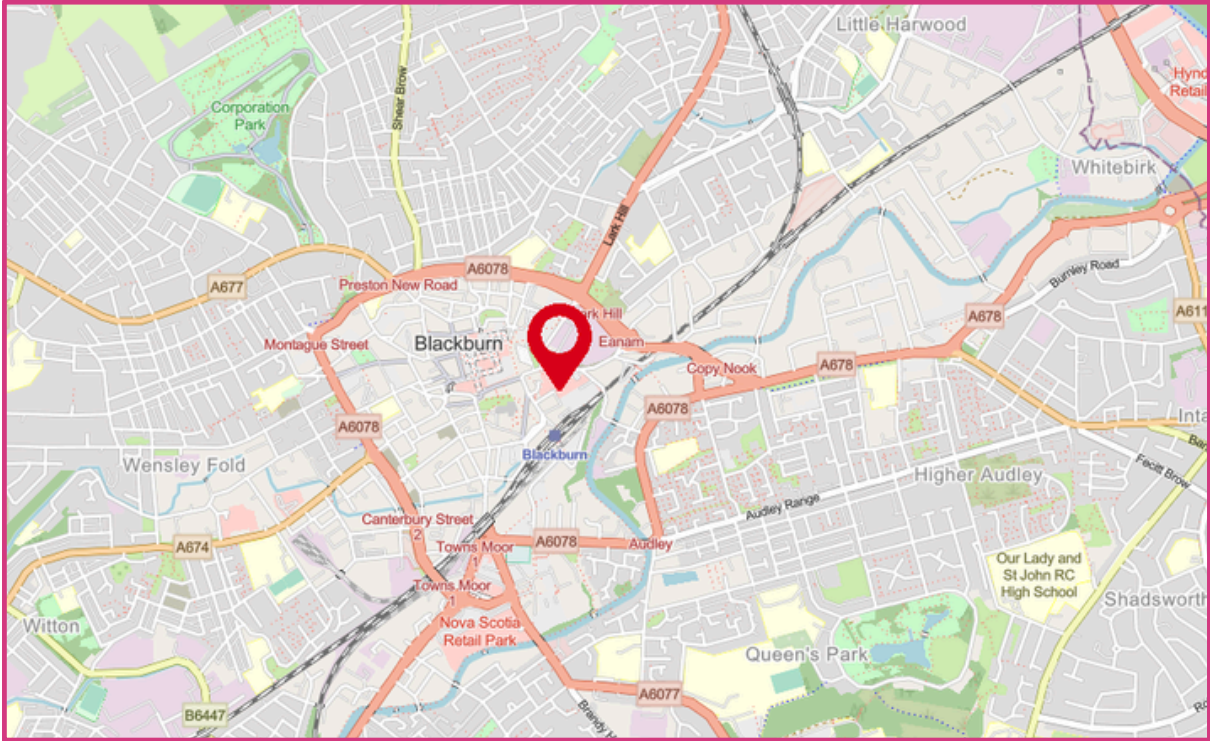
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