

The Tower, Astley Gate, Blackburn, BB2 2DN

**TO LET**



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Use - Retail

Size - 2,950 Sq ft

Rent - £19,950 per annum

- Prominent retail property in Blackburn Town Centre
- Close to Blackburn Shopping Mall, Town Hall and King George's Hall
- Easy Access To Public Transportation



COMMERCIAL PROPERTY AGENTS, CHARTERED SURVEYORS AND VALUERS

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## The Tower, Astley Gate, Blackburn, BB2 2DN

### Location

The property is situated on Astley Gate in the centre of Blackburn, close to The Mall shopping centre and markets, Blackburn Town Hall and King George's Hall.

The surrounding area is an established commercial area with a number of retail and office users close by.

The property is accessible both locally and regionally with public transport nearby and junction 5 of the M65 motorway approximately 2 miles away.

### Description

The property comprises a ground floor retail unit currently being used as a hairdressers.

Internally the property has been finished to a high specification benefitting from vinyl flooring, plaster board walls and partitioned rooms suitable for treatment rooms

To the rear is a kitchen and W.C facilities.

Externally the property is also adjacent to a large public car park.

### Accommodation

As shown on the VOA website the net internal area of the property is as follows:

Retail Space	2,162 sq.ft
Kitchen	46 sq.ft
Basement	743 sq.ft
Total	2,951 sq.ft

### Rental

£19,950 per annum

### Lease Terms

The property is available via a new 3 year lease on full repairing and insuring terms.

### Service Charge

It is understood to be charged to the tenant. Full details on request.

### Rating

We are advised that the premises has a ratable value of £12,000.

As the property has a ratable value of £12,000 it is understood that no business rates are applicable, subject to terms and conditions. Further details are available on request.

### Legal Costs

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

### VAT

It is understood that VAT is applicable to the figures quoted in these particulars.

### Services

It is understood that all mains services are connected to the property.

### EPC

An EPC is available on request.

### Viewing

Strictly via sole agent Taylor Weaver

Rebecca Weaver

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