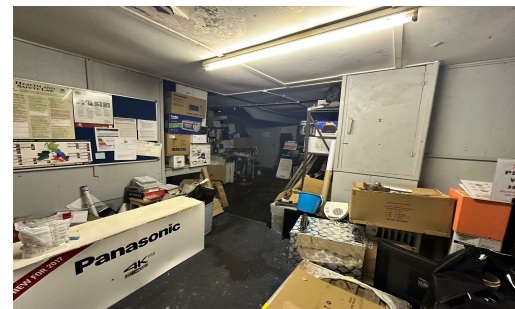


81 Northgate, Blackburn, BB2 1AA



FOR SALE or TO LET

Use - Retail

Size - 2,039 Sq ft

Rent - Rental on application.

Price - Offers in the region of £160,000.

- Town centre retail premises with storage
- Close to The Mall shopping centre, markets and town hall
- Prominent location



COMMERCIAL PROPERTY AGENTS, CHARTERED SURVEYORS AND VALUERS

www.taylorweaver.co.uk

Telephone: 01254 699030

Email: info@taylorweaver.co.uk

81 Northgate, Blackburn, BB2 1AA

Location

The premises is prominently located on Northgate, close to Preston New Road and King William Street, in Blackburn town centre.

It is in walking distance of The Mall shopping centre, markets, King Georges Hall and Town Hall.

Northgate is an established retail area with a number of local and regional companies including Forbes Solicitors, Heavenly Desserts and Toro's Steakhouse close by.

Description

The property comprises a mid parade retail premises with ancillary storage accommodation to the rear and the upper floors.

The property is constructed of brick built walls which have been tiled to the front under a pitched slate roof.

In addition there is an additional two-storey structure providing additional storage accommodation with "ginnel" access onto Simmons Street.

The ground floor provides good quality, open plan retail accommodation benefitting from tiled floor coverings, suspended ceiling incorporating recessed lighting together with ancillary kitchen and wc facilities to the rear.

The upper floor provides storage accommodation.

Accommodation

We have calculated the net internal area to be as follows:

Ground Floor	
Retail	849 sq.ft
Storage	332 sq.ft
Kitchen	49 sq.ft
First Floor (Front)	
Room 1	128 sq.ft
Room 2	259 sq.ft
First Floor (Rear)	419 sq.ft
TOTAL	2,036 sq.ft

Price

Offers in the region of £160,000.

Tenure

Understood to be freehold.

Rental

Rental on application.

Lease Terms

The property is available by way of a new lease for a minimum period of 5 years on full repairing and insuring terms.

The tenant will be responsible for the usual occupiers costs to include water rates, electricity and gas and the rent will be paid quarterly in advance.

Deposit

In the event of a leasehold transaction a deposit will be required. Further details are available on request.

Legal Costs

In respect of the leasehold transaction each party will be responsible for their own legal costs.

Rating

We are advised the property has a ratable value of £8,100 and therefore eligible businesses will be able to claim small business rates relief. Further details are available on request.

EPC

An EPC is available on request.

VAT

May be applicable to figures quoted within these particulars.

Services

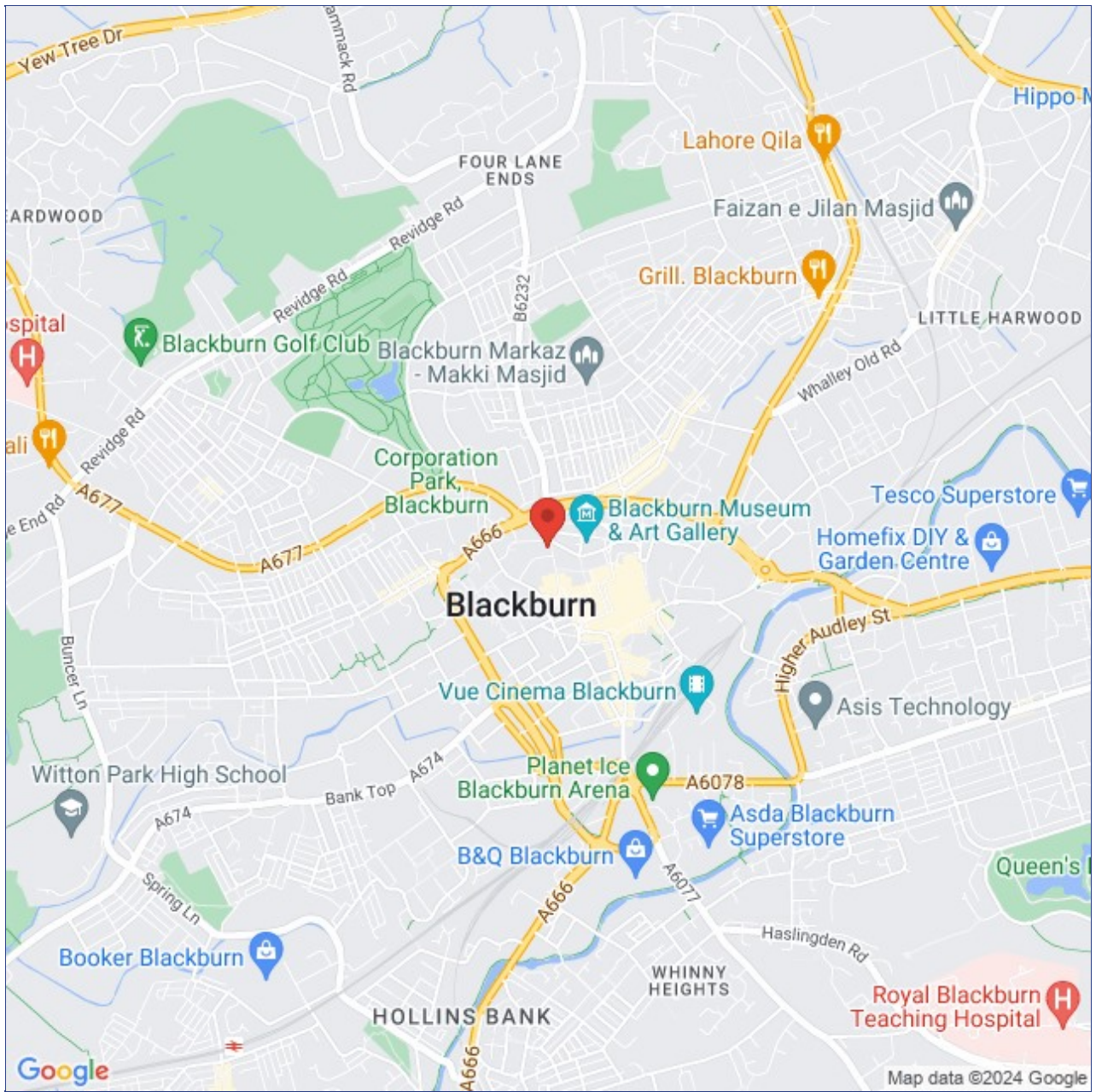
With the exception of gas, the property has the benefit of all mains services.

Viewing

Strictly via sole agent - Taylor Weaver

Rebecca Weaver

Tel: 01254 699 030



www.taylorweaver.co.uk

Telephone: 01254 699030



Email: info@taylorweaver.co.uk

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