

Langho Pharmacy, 1A East View Terrace, Langho , Blackburn , BB6 8BX

TO LET



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Use - Retail

Size - 794 Sq ft

Rent - £10,000 per annum (+VAT)

- Ground Floor Retail Premises
- Currently being refurbished to a high specification
- Prominent Location



COMMERCIAL PROPERTY AGENTS, CHARTERED SURVEYORS AND VALUERS

www.taylorweaver.co.uk

Telephone: 01254 699030

Email: info@taylorweaver.co.uk

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Location

The property is situated in the small village of Langho, with easy access to the Ribble Valley and Blackburn with Darwen.

It occupies a prominent position with substantial road frontage to Whalley Road (A666).

Description

The property comprises a ground floor self contained retail premises currently being refurbished to include:

- Painted walls
- LED lighting
- Heating and cooling system

The property would accommodate a number of alternative uses, subject to planning.

Parking is available in the surrounding streets.

Accommodation

The Net Internal Area of the property is 794 sq.ft

Rental

£10,000 per annum (+VAT)

Lease Terms

A lease for an initial term of 3 years on an effective full repairing and insuring lease. The rent to be paid monthly in advance.

Service Charge

The landlord will insure the building and charge the premium back to the tenant. Further details are available on request

Deposit

Subject to tenant status a deposit equating to a minimum of 2 months rent will be required.

Rating

The property has a rateable value of £4,750

Eligible businesses are able to claim small business rate relief. Further details on request.

Legal Costs

Each party to be responsible for their own legal costs

VAT

VAT is applicable to the figures quoted in these particulars.

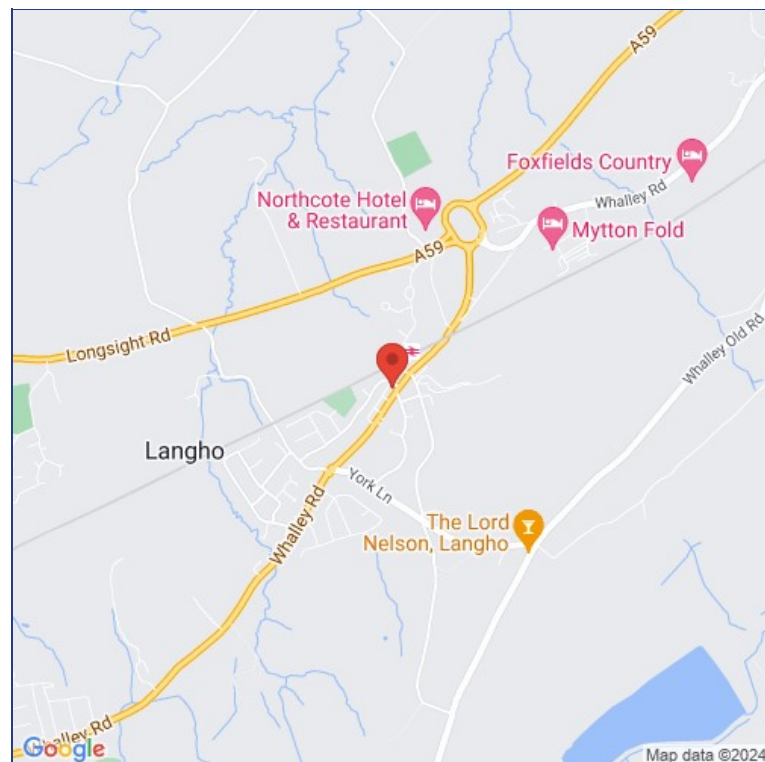
Services

It is understood that all main services with the exception of gas are connected to the property

Viewing

Strictly through agents

Taylor Weaver
(Rebecca Weaver)
01254 699 030



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