

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

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

### 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

