

## New Build Retail Units, Whalley New Road, Brownhill, Blackburn, BB1 9BA









# TO LET

Use - Retail

Size - 1,463 - 3,670 Sq ft

Rent - £17.50 per sq.ft plus VAT

- New Build Retail Units
- Extensive frontage to Whalley New Road
- Established neighbourhood retailing area



COMMERCIAL PROPERTY AGENTS, CHARTERED SURVEYORS AND VALUERS

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Telephone: 01254 699030

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#### Location

The new build retail development is located on Whalley New Road close to Brownhill roundabout and the A6119 bypass, next to the existing Co-Operative food store.

The site is extremely prominent in a well established neighbourhood retailing area approximately 2 miles from Blackburn town centre.

## Description

A new build single storey retail development with units ranging from 1,463 sq.ft to 3,670 sq.ft.

The units will be finished to shell specification with feature glazed frontage within a steel framed building.

A variety of uses will be considered including food, retail and leisure (subject to planning permission)

The site will benefit from 22 parking spaces within landscaped grounds.

#### Accommodation

The scheme will provide the following floor space

Unit	Size (Sq.ft)	Rent
1	1,463 sq.ft	£25,600 pa
2	2,206 sq.ft	£38,600 pa
Combined Units 1 & 2	3,670 sq.ft	£64,225 pa

## Rental

£17.50 per sq.ft plus VAT

#### Lease Terms

The units are available by way of new leases for a minimum period of 5 years on full repairing and insuring terms.

The tenant will be responsible for the usual costs of occupation to include business and water rates and electricity.

## Service Charge

A service charge for the landscaping of the common areas and external lighting will be applicable. Further details on request.

## Deposit

In certain circumstances a deposit may be required. Further details are available on request.

## Rating

Each property will require assessment upon occupation. Further details are available on request.

## Legal Costs

The ingoing tenant is responsible for the landlords reasonable legal costs.

#### VAT

The rents are subject to VAT at the prevailing rate.

#### Services

With the exception of gas, all mains services will be available to each unit.

### **EPC**

An EPC will be available on completion although we expect that the units will comply with all current energy performance requirements.

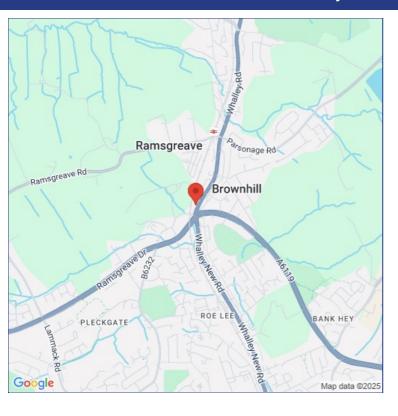
#### Viewing

Strictly via sole agent Taylor Weaver Neil Weaver MRICS

Tel: 01254 699 030



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