

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

TO LET



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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

www.taylorweaver.co.uk

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

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