

BLACKBURN - MORRISONS SUPERMARKET - BBI 5AZ



PROMINENT RETAIL UNIT TO LET

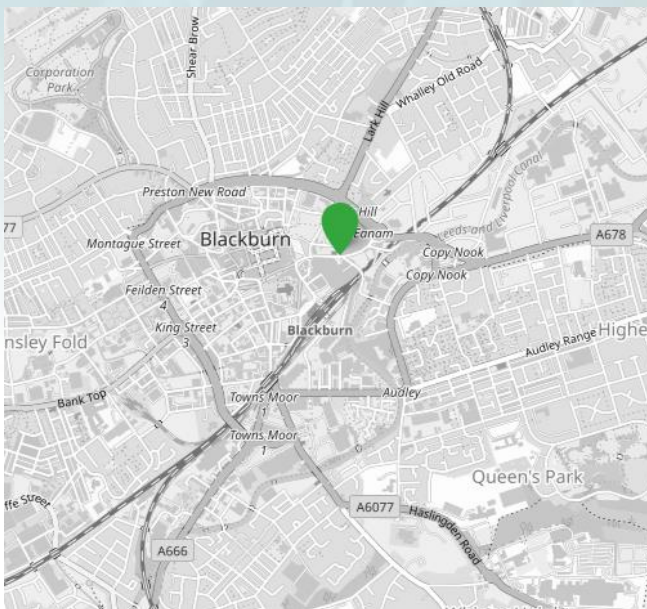
LOCATION

Blackburn is located approximately 8 miles east of Preston and 21 miles north west of Manchester. The town has a population of 154,739 (Census, 2021).

Morrisons is one of the main supermarkets in Blackburn and provides a range of in-store services for the surrounding areas.

The subject premises occupies a prominent position close to the main entrance to the supermarket.

Nearby occupiers include: **Select**, **Fone Planet**, **24 Laundromat** and **EuroExchange**.



RATING

We understand that the premises have been assessed for business rates as follows:

Rateable Value: £9,600

Interested parties are advised to make their own enquiries with the local rating authority for an accurate assessment and information regarding any relief which may be available.

EPC

An EPC will be made available on request.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in connection with any letting transaction.

VAT

All figures quoted are net of VAT, but VAT will be payable in respect of this property.

VIEWINGS

Strictly via prior appointment through the letting agents Rawstron Johnson: **0113 450 7000**

Email: adrian@rj-ltd.co.uk

SUBJECT TO CONTRACT

TERMS

The unit is available by way of a new effectively full repairing and insuring lease at a commencing rent of £12,500 per annum exclusive.

The rent is inclusive of service charge and building insurance costs. Further details on available on request.

ACCOMODATION

The property is arranged over ground floor and provides the following net internal areas:

Ground Floor Sales | **634 sq ft (58.90 sq m)**

*subject to onsite verification



Rawstron Johnson, for themselves and for the vendors of this property for whom they act, give notice that: (i) these particulars are a general outline only, for the guidance of the prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) Rawstron Johnson cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of Rawstron Johnson has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property; (iv) rents quoted in these particulars may be subject to VAT in addition; (v) Rawstron Johnson will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars; and (vi) the reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such item for their requirements.