

BLACKBURN - MORRISONS SUPERMARKET - BBI 5AZ



PROMINENT SUPERMARKET UNIT TO LET

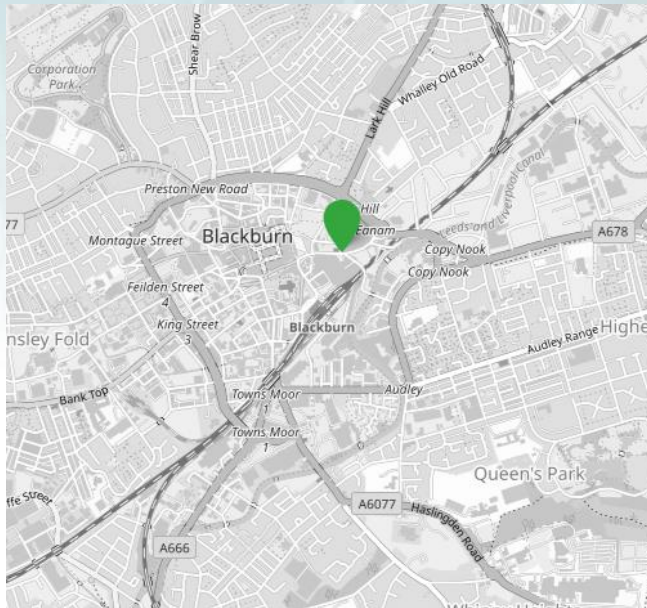
LOCATION

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 overlooking the main entrance to the supermarket.

Nearby occupiers include but aren't limited to **Select, Fone Planet, 24 Laundromat** and **Euro Exchange**.



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

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 / liam@rj-ltd.co.uk

SUBJECT TO CONTRACT

