

To Let



Blackburn

28-46 Church Street, BB1 5AW

Total Area: 4,582 sq ft (425.7 sq m)

Rent upon Application

Location & Description:

- The property is situated on Church Street pedestrian zone, within Blackburn town centre.
 - The property benefits from close proximity to town centre car parking facilities and The Mall Shopping Centre and is within approx. 5 minutes walking distance from Blackburn Train Station.
 - Church Street benefits from a modern retail environment and sits opposite the new Mall Market area.
 - Nearby occupiers include HSBC, Ladbrokes, Haute Dolce Café and The Grove Public House.
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Demise:

Ground Floor 2,511 sq ft (233.3 sq m)
First Floor 825 sq ft (76.7 sq m)
Second Floor 332 sq ft (30.9 sq m)
Basement 912 sq ft (84.8 sq m)

Rent:

Available upon request.

Lease:

The premises are currently held on a FRI lease expiring 24th March 2034. There are two sub-leases in place.

EPC:

Available upon request.

Legal and Professional Fees:

Each party to bear their own costs.

Rating Assessment:

Rateable Value (April 2023) - £27,000.

Date Prepared:

October 2024

MONEY LAUNDERING REGULATIONS In accordance with the Anti Money Laundering Regulations the Purchaser/Tenant will be required to provide two forms of identification and proof of the source of income.

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