

HIGH STREET PROPERTY / CLASS E

28-46 Church Street, Blackburn BB1 5AW

**Rent: On application****Ground Floor Area**

2,511 Sq ft / 233 Sq M

**TO
LET****Viewing Strictly through the sole letting agent.****Barker Proudlove****Gary Crompton****Mob:** 07554 402314**Email:** gary@barkerproudlove.co.uk**Grant Owens****Mob:** 07808 646576**Email:** grant@barkerproudlove.co.uk

Location:

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. The property is within approximately 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, Ladbroke's, Haute Dolce Café and The Grove Public House.

Accommodation:

The premises comprise the following approximate net internal floor areas:

Demise:	Sq Ft	Sq M
Ground Floor	2,511	233.3
First Floor	825.59	76.7
Second Floor	332.60	30.9
Basement	912.78	84.8

Rent:

Lease Available Upon Application.

The premises are currently held on a Full Repairing and Insuring lease which expires 24th March 2034. The rent is upon application and there are two sub-leases in place.

Tenure:

The premises are currently held on a Full Repairing and Insuring lease which expires 24th March 2034. The passing rent is upon application and there are two sub-leases in place.

Business Rates:

The premises currently has a rateable value of £27,000. For further details visit Gov.uk or contact the business rates department at the local authority.

From 1st April 2023 the 2023/24 retail, hospitality and leisure business rates relief scheme will provide occupied retail, hospitality and leisure properties with a 75% relief up to a cash cap limit of £110,000 per business. More detail including rules on eligibility can be found at www.gov.uk.

EPC:

Energy Performance Asset Rating - Available on request

Legal Costs:

Each party to be responsible for their own legal and professional costs incurred in this transaction.

VAT:

Unless otherwise stated, all prices/rents are quoted exclusive of VAT.

Date Prepared:

July 2022

Subject to Contract

IMPORTANT NOTICE: Barker Proudlove gives notice to anyone who may read these particulars as follows : 1. These particulars are prepared for guidance only of prospective purchasers. They are intended to give a fair overall description of the property, but are not intended to constitute part of an offer or contract. 2. Any information contained herein (whether in the text, plans or photography) is given in good faith but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in this brochure show only certain aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is reference in these particulars to the fact alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. July 2022

