

HIGH STREET PROPERTY / CLASS E

28-46 Church Street, Blackburn BB1 5AW



**TO
LET**

Rent: On application

Ground Floor Area

2,511 Sq ft / 233 Sq M

Viewing Strictly through the sole letting agent.

Barker Proudlove

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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

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