

REDUCED



HIGH STREET RETAIL PREMISES

TO LET

105 Blackburn Road
Accrington
Lancashire
BB5 1JJ

Size: 101.2 sq.m (1,089.6 sq.ft)

- Prominent central location
- Two hour roadside parking adjacent
- Good levels of passing trade
- Suitable for various uses
- Small business rates relief may be available

LOCATION

The property is situated on Blackburn Road which is a central thoroughfare within Accrington town centre. The area has recently undergone regeneration with the re-paving of the pedestrianised zones and introduction of free two hour roadside parking. Blackburn Road is a popular retail area with neighbouring occupiers including RBS, Nationwide and a host of independent takeaways and retailers.

DESCRIPTION

The property is prominently positioned and has the benefit of a large display window providing excellent shop frontage. Internally the property is relatively open plan and comprises of a generously sized sales area with store and WC to the rear. There is also a lower ground floor which provides additional ancillary storage. The property is suitable for a range of uses including general retail, hair and beauty, food, leisure and professional services.

ACCOMMODATION

Ground Floor	65.5 sq.m	(705.2 sq.ft)
Lower ground floor	35.7 sq.m	(384.4 sq.ft)

Total GIA **101.2 sq.m (1,089.6 sq.ft)**

SERVICES

There are mains supply of electricity and water.

SERVICES RESPONSIBILITY

It is the prospective Tenants' responsibility to verify that all appliances, services and systems are in working order and are of adequate capacity and suitable for their purpose.

PLANNING

It is the prospective Tenants' responsibility to verify that their intended use is acceptable to the local Planning Authority

BUSINESS RATES

We are informed by the Valuation Office Agency website that property has a Rateable Value of £6,400 per annum (2018/19). Small Business Rates relief may be available and the prospective Tenant should contact Hyndburn Borough Council on 01254 388111.

RENT

£650 per calendar month (Six hundred and fifty pounds).

TERMS

The property is available by way of a full repairing and insuring lease for a term to be agreed.

EPC

An Energy Performance Certificate is available upon request.

LEGAL COSTS

Each party is to be responsible for their own legal costs.

VAT

All prices quoted are exclusive of, but may be subject to VAT at the prevailing rate.

VIEWING

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