

PROPERTY PARTICULARS

MULTI-USE AND LEISURE

TREVOR DAWSON

COMMERCIAL PROPERTY CONSULTANTS

01254 681133
www.tdawson.co.uk

TO LET



Expressions of Interest Invited

RESTAURANT OPPORTUNITY

LIMBRICK

BLACKBURN

BB1 7AE

- Restaurant Opportunity within Sudell Cross Food/Restaurant Quarter
- Close to Kobeda Palace, Toro's Steakhouse, Saffron Street and Heavenly Desserts
- Ground and First Floor
- Gross Floor Area 3,375 Sq. Ft.
- Plus Cellar 1,875 Sq. Ft.

LOCATION

Fronting Limbrick at its junction with Tontine Street on the periphery of Blackburn town centre within the thriving Sudell Cross Food Quarter. The property has high visibility to the inner ring road, Barbara Castle Way, and is within easy walking distance of The Mall Shopping Centre and all the town centre amenities.

DESCRIPTION

A prominent corner position at the junction of Limbrick with Tontine Street and overlooking Barbara Castle Way. The building is of traditional brick construction with attractive feature stone frontage under a pitched slate roof.

Internally, the accommodation is predominantly open-plan with a lounge bar area and ladies and gents toilets on the ground floor.

The first floor is again open-plan with a separate commercial kitchen.

The second floor provides living accommodation and it is intended that this will be excluded from any letting and refurbished as apartments.

Expressions of interest are invited to work with the proprietors for a high-class restaurant opportunity to add to the appeal of the increasingly popular Sudell Cross food hub.

ACCOMMODATION

The gross internal areas are as follows:

Ground Floor	1,875 sq. ft.
Lounge bar, sitting room and toilets	
First Floor	1,500 sq. ft.
Large function room and commercial kitchen	
Cellar	1,875 sq. ft.

SERVICES

All mains service are available. The property has the benefit of a gas hot water central heating system. It is the incoming tenant's responsibility to verify that all appliances, services and systems are in working order, are of adequate capacity and suitable for their purpose.

RATING

The Rateable Value is £21,000 within the 2023 Rating List. The premises are listed as Public House and Premises.

PLANNING

Most recently, the premises have been utilised as a Public House. This is within Sui Generis of the Use Classes Order. Enquiries should be directed to Blackburn with Darwen Borough Council on 01254 585585.

ENERGY PERFORMANCE CERTIFICATE

Energy Rating D (100). The Certificate is available upon request.

LEASE

Our clients will welcome expressions of interest from restaurant and leisure operators. The premises will require a refurbishment once a scheme is finalised.

RENTAL ON APPLICATION

VAT

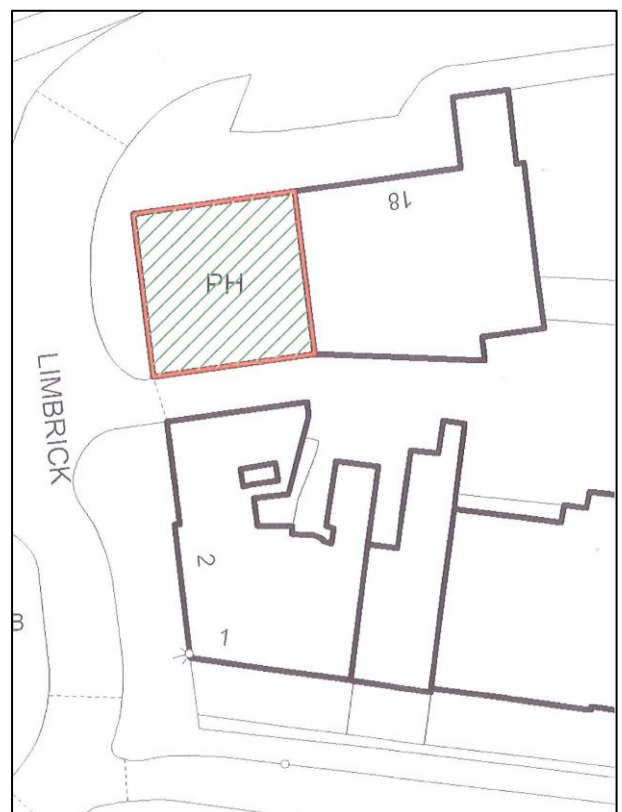
VAT will be applicable to the rental at the standard rate.

VIEWING

STRICTLY BY APPOINTMENT WITH SOLE AGENTS, TREVOR DAWSON LIMITED OF CAPRICORN HOUSE, CAPRICORN PARK, BLAKEWATER ROAD, BLACKBURN, BB1 5QR.

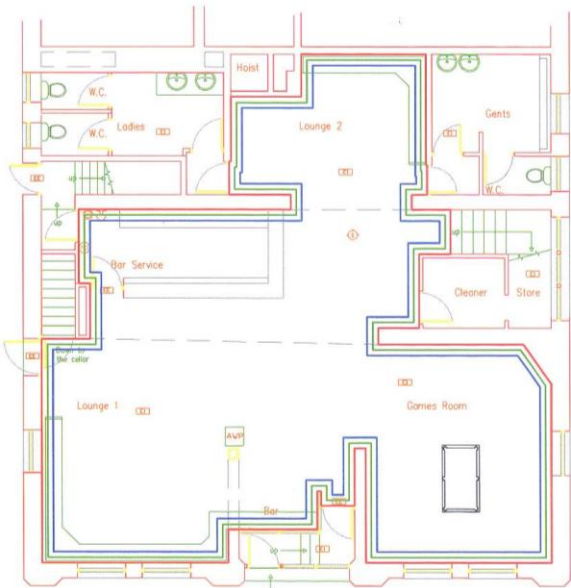
OUR REF JBR YM 2308.13274 Email jason@tdawson.co.uk

Site Location Plan

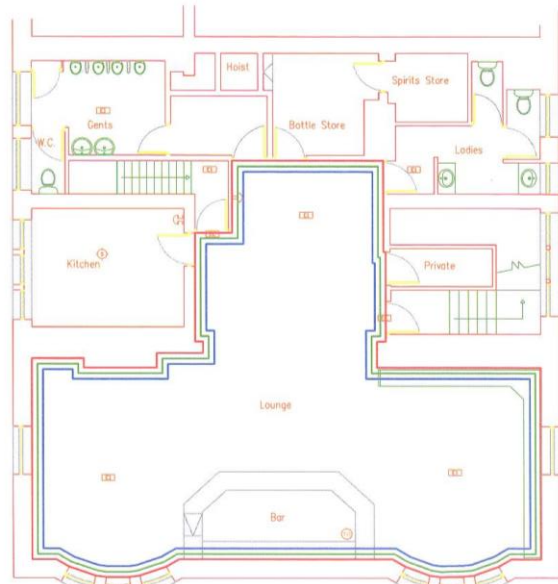




Floor Plans



Ground Floor Plan



First Floor Plan

Misrepresentation: Trevor Dawson Ltd. for themselves and for the vendors or the lessors of this property whose agents they are give notice that i) the particulars are set out as a general outline only for guidance of the intended purchaser or lessees and do not constitute any part of an offer or contract. ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith but without responsibility and intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of them. iii) No person in the employment of Trevor Dawson Ltd. has any authority to make or give any representation or warranty whatever in relation to this property.

Trevor Dawson, Commercial Property Consultants, is a trading name of Trevor Dawson Ltd.
A company registered in England and Wales. Registered office at Capricorn House. Registered number 09533426

TREVOR DAWSON
COMMERCIAL PROPERTY CONSULTANTS
01254 681133
www.tdawson.co.uk