

# TO LET - GROUND FLOOR RETAIL

339 Accrington Road Blackburn BB1 2AL



## IMMACUATELY PRESENTED GROUND FLOOR RETAIL

- Double fronted retail premises.
- Located on Accrington Road on the outskirts of Blackburn Town Centre.
- Recently refurbished to a high standard.
- Incentives Available.
- Small business rates relief may be available.



## LOCATION

The property is located on Accrington Road on the outskirts of Blackburn Town Centre. Blackburn is a town situated within the Ribble Valley in-between Preston and Burnley.

Accrington Road is a popular area residentially and amongst independent retailers. Accrington Road is one of the main thoroughfares connecting Oswaldtwistle, Accrington and Blackburn.

On street parking is available within the immediate vicinity.

There is a bus stop approximately a minutes' walk away and Blackburn railway station is 2 miles away.

Junction 6 of the M65 is just over a mile away.

## DESCRIPTION

The property is a mid-parade double fronted retail shop spread over a ground floor and basement. It is of brick construction with external rendered walls, under a pitched slate roof. There is a double-glazed aluminium frontage with electric roller shutters for added security.

Internally the property comprises of open plan retail space with a kitchen and WC to the rear. There is a secure yard to the rear of the property and basement which provides additional storage space.

The property is well presented and is in good condition having been extensively refurbished approximately 18 months ago.

The property has planning consent for A3 (restaurants and cafes) but is suitable for a variety of retail and professional uses, subject to obtaining the appropriate planning consent.

## RENT

£650 (Six Hundred and Fifty Pounds) Per Calendar Month.

**Incentives are available on the rent, by way of negotiation.**

## ACCOMMODATION

The property has been measured on a Net Internal Basis:

Sales	<b>87.8 sq.m</b>	<b>962.3 sq.ft</b>
Kitchen	<b>8.2 sq.m</b>	<b>88.3 sq.ft</b>
WC	<b>2.3 sq.m</b>	<b>24.7 sq.ft</b>
Under stairs storage	<b>5.6 sq.m</b>	<b>60.3 sq.ft</b>
<u>Basement</u>		<u>Not Measured</u>
<b>NIA</b>	<b>103.9 sq.m</b>	<b>1118.3 sq.ft</b>

## RATES

We have been informed by the VOA website that the property has a rateable value of £3500 (three thousand five hundred pounds).

There is a small business rates relief scheme in place for which the tenant may qualify. The prospective tenant should make enquiries with Blackburn with Darwen Council on 01254 585 585.

## SERVICES

Mains services connected to the property include water, electricity supply, gas supply and mains drainage.

It is the responsibility of the ingoing tenant to satisfy themselves that services are in working order and can satisfy their needs.

## VAT

Is not applicable.

## EPC

A full copy of the report can be made available upon request.

## LEGAL COSTS

Each party to be responsible for their own legal costs involved in the transaction.

## VIEWING INFORMATION

**MICHAEL HOLDEN COMMERCIAL**

**Suite 13**

**The Enterprise Centre**

**Blackburn**

**BB1 3HQ**

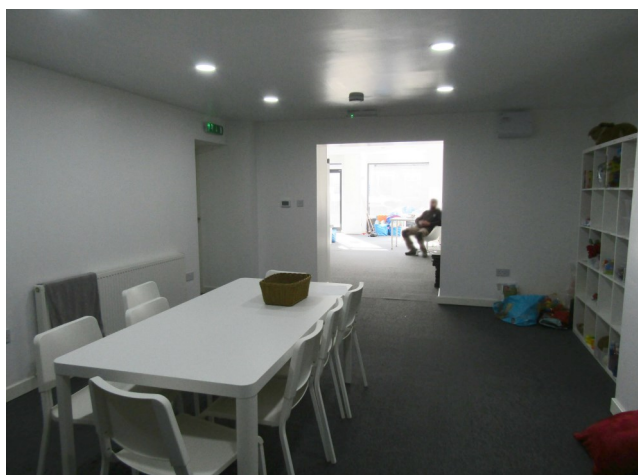
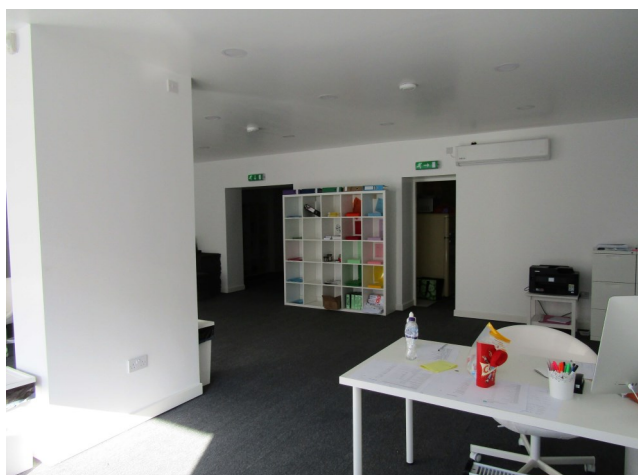
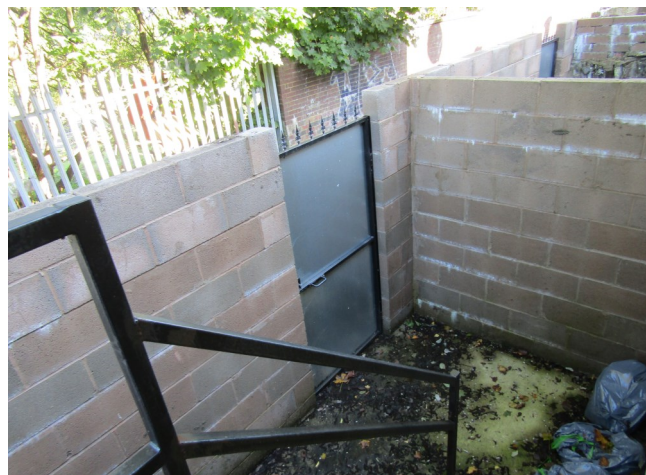
**01254 916 455**

**scott@michaelholdenfrics.co.uk**

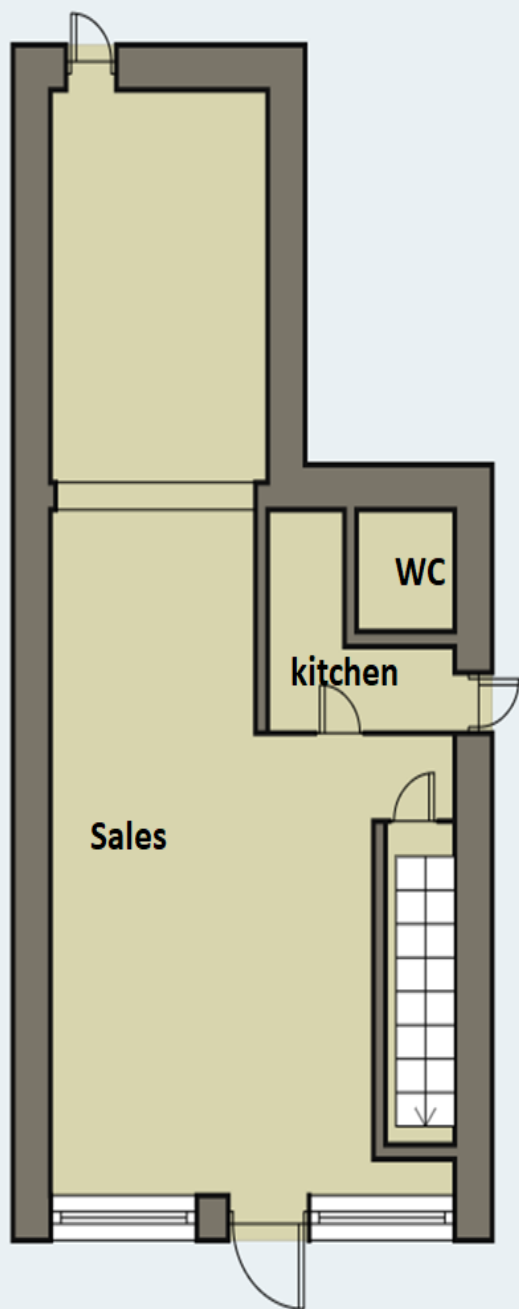
**www.mhcommercial.co.uk**



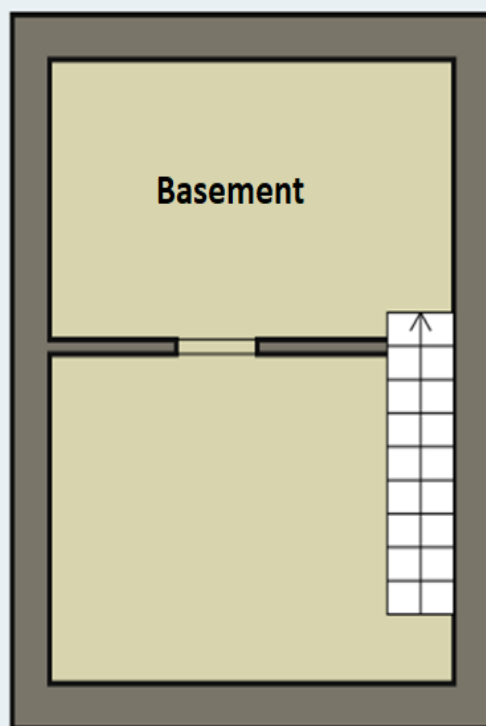
## Additional Photographs



## Floor Plans



**FIRST FLOOR**



**LOWER GROUND FLOOR**