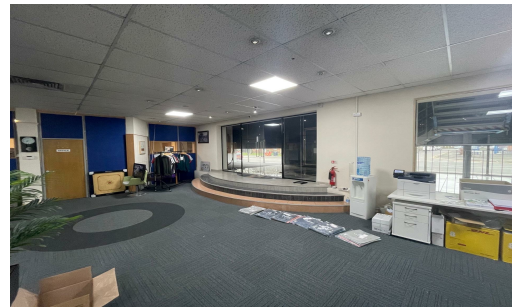
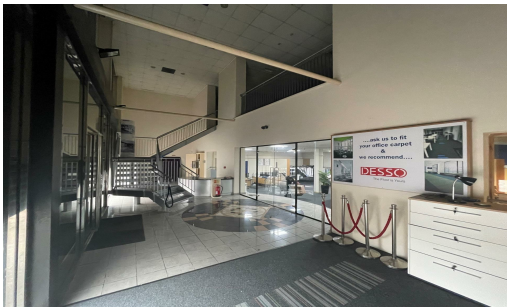


107 King Street, Blackburn, BB2 2DH

TO LET



TO LET

Use - Retail

Size - 11,289 Sq ft

Rent - £55,000 per annum.

- Prominently Located Edge of Town Centre Retail Property
- Established trade counter and retail area
- Competitively priced
- Suitable for a number of alternative uses



COMMERCIAL PROPERTY AGENTS, CHARTERED SURVEYORS AND VALUERS

www.taylorweaver.co.uk

Telephone: 01254 699030

Email: info@taylorweaver.co.uk

107 King Street, Blackburn, BB2 2DH

Location

The property is located in an established trade counter/retail area with prominent frontage to King Street (A674) approximately 0.5 miles from Blackburn town centre.

Nearby occupiers include Howdens Joinery, Smiths Plant and Equipment Hire, ICI Dulux, Travis Perkins and Home Bargains.

Description

The property comprises a former cinema, The Regent which opened in 1920.

It was refurbished in the early 2000's including the creation of an impressive entrance area, provision of a suspended ceiling, spotlighting and recessed lighting, creation of a substantial sales area on the ground floor with ancillary sales and retail on the first floor.

It is constructed of rendered brickwork walls to the sides and rear and a pitched steel profile roof. The front has feature horizontal steel profile cladding together with a substantial sales frontage to King Street.

To the rear of the premises there is a concreted yard which provides parking and loading facilities.

Accommodation

The accommodation is arranged as follows:

Ground Floor	Entrance Area	717 sq.ft
	Sales Area	3,444 sq.ft
	Rear Storage	1,780 sq.ft
First Floor	Sales Area	3,667 sq.ft
	Storage	1,681 sq.ft
TOTAL		11,289 sq.ft

Rental

£55,000 per annum.

Lease Terms

The property is available by way of a new lease for a minimum period of 5 years on full repairing and insuring terms.

Deposit

Subject to status a deposit will be required

Rating

The property has a current rateable value for the ground floor of £28,000 and for the first floor of £15,500. Rates payable is approximately half the rateable value. Further details on request.

Legal Costs

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

VAT

VAT is applicable to figures quoted in these particulars.

Services

It is understood that all mains services are available to the premises.

EPC

An EPC is available on request.

Planning

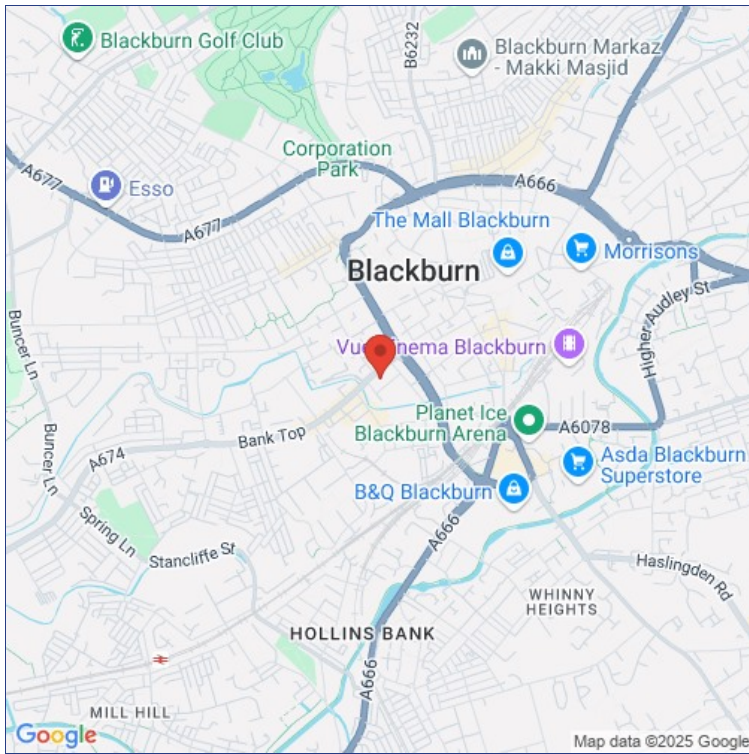
The property has been used for a number of years as a showroom and we understand that planning consent is available for retail use.

Should parties wish to use the property for an alternative use they are recommended to contact the local planning authority to discuss their proposals in greater detail.

Viewing

Strictly via sole agent Taylor Weaver
Neil Weaver MRICS
Telephone: 01254 699 030

107 King Street, Blackburn, BB2 2DH



www.taylorweaver.co.uk

Telephone: 01254 699030



Email: info@taylorweaver.co.uk

Taylor Weaver is a trading name of Taylor Weaver Limited. Registered Office: Unit 17 Trident Park, Trident Way, Blackburn BB1 3NU – Company Registration No. 04132040. MISREPRESENTATION ACT: Taylor Weaver (and their joint agents where applicable) for themselves and for the vendors or lessors of this property for whom they act, give notice that: (i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants and do not constitute the whole or any part of an offer or contract; (ii) Taylor Weaver cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein, and prospective purchasers or tenants must not rely on them as a statement of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of Taylor Weaver (and their joint agents where applicable) has any authority to make any representation or warranty to enter into any contract whatever in relation to the property; (iv) prices or rents quoted in these particulars may be subject to VAT in addition; (v) Taylor Weaver will not be liable in negligence or otherwise for any loss arising from the use of these particulars.