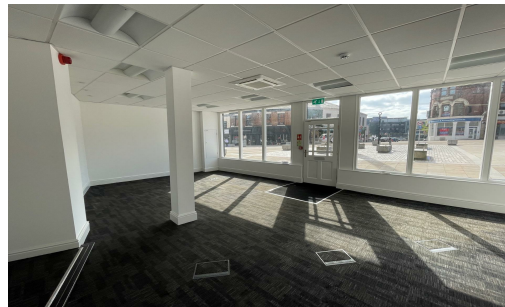


9 Sudell Cross, Blackburn, BB1 7EB

TO LET



TO LET

Use - Retail

Size - 1,149 Sq ft

Rent - £13,000 per annum

- Town Centre Retail Property with offices
- Competitive rental
- Prominent location
- Close to The Mall shopping centre, markets and Town Hall



COMMERCIAL PROPERTY AGENTS, CHARTERED SURVEYORS AND VALUERS

www.taylorweaver.co.uk

Telephone: 01254 699030

Email: info@taylorweaver.co.uk

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Location

The premises is located on Sudell Cross, which links Preston New Road and King William Street to Blackburn town centre.

The property is in walking distance of The Mall shopping centre, markets and the Town Hall. Sudell Cross is established retail area surrounded by estate agents, cafes and independent retailers.

Description

The property has been refurbished to provide a well presented and prominent retail unit with upper floor offices in Blackburn town centre.

The building is of brick construction under a pitched slate roof.

Accommodation

The property provides the following areas:

Ground Floor	Sales	456 sq.ft
First Floor	Offices	375 sq.ft
Second Floor	Offices	318 sq.ft
Total		1,149 sq.ft

Rental

£13,000 per annum

Lease Terms

The property is available by way of a new full repairing & insuring lease for a minimum period of 3 years.

The tenant will be responsible for the usual occupier's costs, to include water rates and electricity. The rent will be paid quarterly in advance.

Rating

We are advised that the premises has a rateable value of £6,400.

As the property has a rateable value below £12,000 no business rates are applicable, subject to terms and conditions. Further details on request.

Legal Costs

Each party to be responsible for their own legal costs

VAT

Vat may be 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

Viewing

Strictly through agents

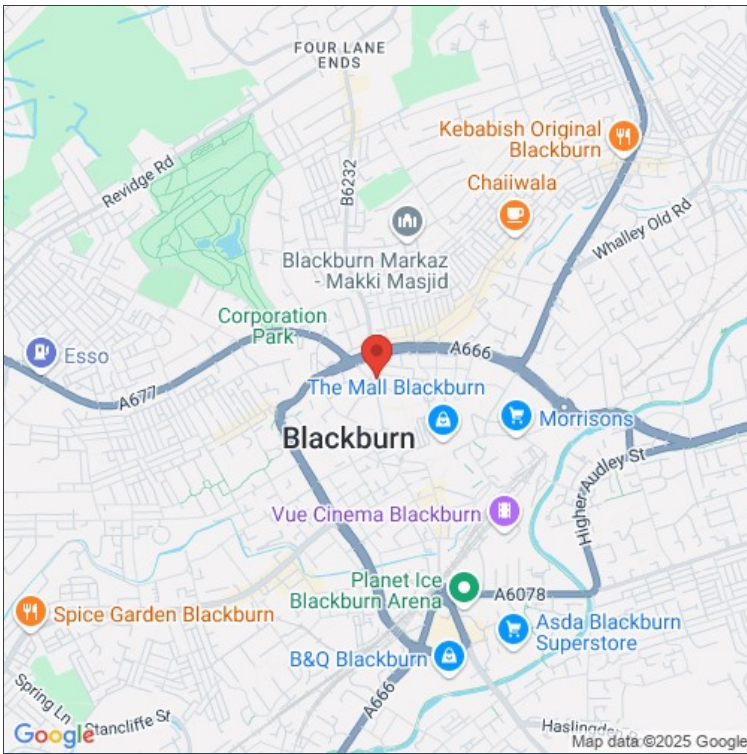
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