

TO LET

In-store Retail Unit

Unit 12 within Morrisons, Railway Road
Blackburn BB1 5BE

CONTACT **Thomas Ball**
07831 842859 | thomas.ball@rapleys.com



189.90 sq m (2,044 sq ft) retail unit

Potential to sub-divide the unit

Within a 3,902 sq m (42,000 sq ft) Morrisons supermarket

Unit situated adjacent to the car park/store entrance

£40,000 per annum

Immediately available

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rapleys.com
0370 777 6292

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Location

The unit is situated within the Morrisons supermarket which is prominently located fronting Railway Road just off J6 of the M65 within Blackburn town centre.

The Morrisons supermarket comprises 3,902 sq m (42,000 sq ft), with the benefit of a large underground car park.

Description

Unit 12 is located in close proximity to the car park/store entrance and benefits from a good level of pedestrian footfall. It is prominently situated behind the checkouts and is fully fitted with an acoustic suspended ceiling incorporating inset fluorescent lighting, laminate flooring and electrically operated roller shutters. Other occupiers within the store include **Barnardos**, **Card Factory** and **Sally Salon**. There is also potential to sub-divide the unit.

Accommodation

The property comprises the following approximate floor areas:

	Sq m	Sq ft
Unit	189.90	2,044

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate net internal basis and must be verified by interested parties. Unless otherwise stated, the site areas/ dimensions are scaled from the Promap Mapping System and must be verified by interested parties.

Tenure

Leasehold.

Terms

The premises are available by way of a new lease for a term to be agreed, to be outside the Security of Tenure Provisions of the Landlord & Tenant Act 1954, at commencing rent of £40,000 per annum.

Currently there is no service charge for this unit but this is subject to change.

Rating

We are advised that the Rateable Value for the property is £34,750 and the UBR for 2018/19 is 46.6p in the £. Interested parties are advised to make their own enquiries to the local authority regarding the rates liability and any reliefs that may be available. Further information is also available on www.2010.voa.gov.uk

Energy Performance

Energy Performance Asset Rating: TBC.

VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

Viewing

Strictly by appointment through the sole agent.

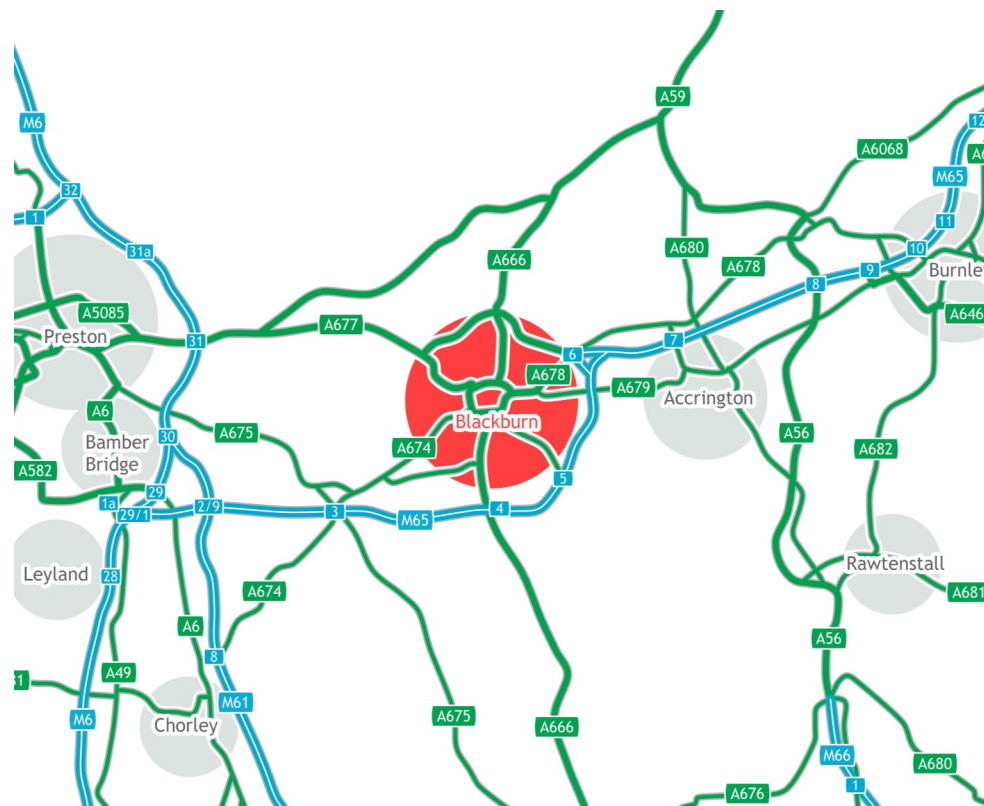
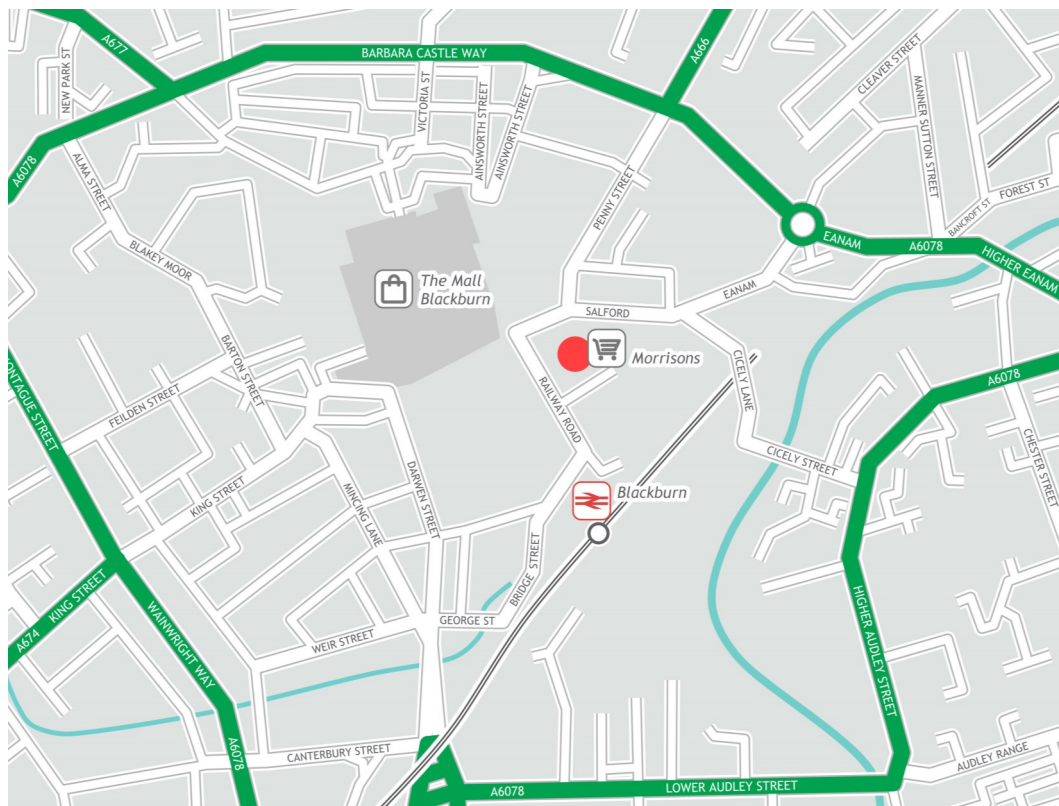


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