

BLACKBURN • IN-STORE UNIT • MORRISONS SUPERMARKET • BBI 5BE



PROMINENT SUPERMARKET UNIT TO LET

LOCATION

Blackburn is a large and busy town located in Lancashire, located approximately 8 miles east of Preston and 21 miles north west of Manchester. The town has a population of 117,963 (Census, 2011).

Morrison's is one of the principal supermarkets in Blackburn, providing a range of services for the town and surrounding areas. These include but are not limited to: Café, Pharmacy, Amazon Lockers, optician, fishmonger, butcher, baker and laundrette.

The wide range of in-store services on offer with long opening hours attracts high footfall from the local catchment.

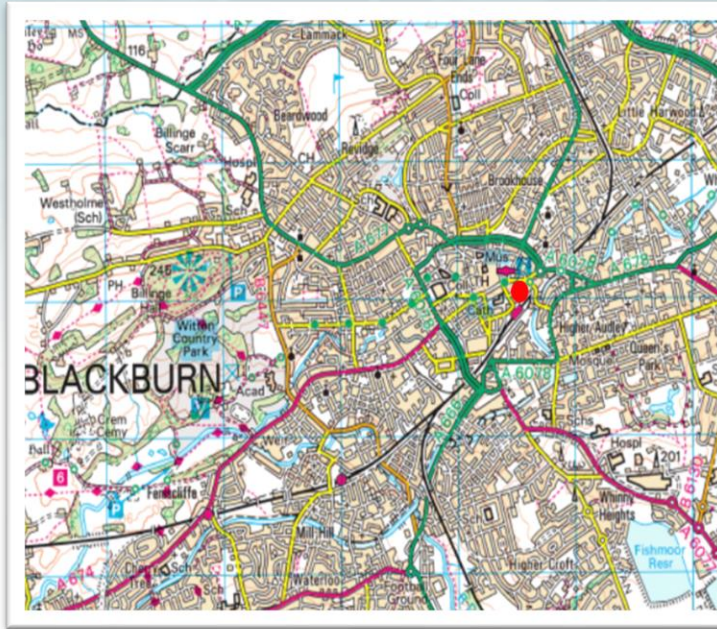
The supermarket is located centrally in Blackburn and offers extensive car parking facilities. The town's bus interchange and train station are also within short walking distance of the supermarket.

The subject unit occupies a prominent position overlooking the main entrance to the supermarket. Other nearby occupiers include **Sally Salon**, **Morrison's Pharmacy**, **Barnardos**, **Morrison's Café** and **Miss Nails**.

TERMS

The unit is available by way of new effective full repairing and insuring lease at a commencing rent of £14,000 per annum exclusive.

The rent is inclusive of service charge and building insurance costs. Further details on request.



ACCOMODATION

The property is arranged over ground floor and provides the following net internal areas:

Ground Floor Sales | 579 sq ft (53.81 sq m)

RATING

Interested parties are advised to make their own enquiries for an accurate assessment and information regarding any relief which may be available.

EPC

An EPC will be made available on request.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in connection with any letting transaction.

VAT

All figures quoted are net of VAT but VAT will be payable in respect of this property.

VIEWINGS

Strictly via prior appointment through the letting agents Rawstron Johnson – 0113 450 7000

email lawrence@rj-ltd.co.uk

SUBJECT TO CONTRACT

