



## Retail Shop On Main Road

30 Bolton Road, Blackburn, BB2 3PZ

**ONLY £50 pcm \*\*SHOP IN  
GREAT LOCATION\*\* ON A  
VERY BUSY MAIN ROAD\*\*  
OPP B&Q WAREHOUSE  
BLACKBURN\*\* AVAILABLE  
NOW!**

**400 sq ft**  
(37.16 sq m)

- SUPERB LOCATION - EXTREMELY BUSY MAIN ROAD - BLACKBURN
- ADJACENT TO B&Q WAREHOUSE IN BLACKBURN
- LARGE SHOP WINDOW AT FRONT
- FLEXIBLE TERMS - SECURITY REQUIRED
- REQUIRES SOME WORK
- RENT £50PCM FOR 12 MONTHS



# Retail Shop On Main Road, 30 Bolton Road, Blackburn, BB2 3PZ

## Summary

Available Size	400 sq ft
Rent	£50 per month Incentives Available
Rates Payable	£1.62 per sq ft based on 1029 valuations
Rateable Value	£1,301
Service Charge	N/A
Car Parking	On Road Parking at Front
EPC Rating	F (108)

## Description

Property description

Ainsworth Lord Commercials are delighted to be offering for rent this small retail shop, situated in a prime location - on a very busy main road, adjacent to the B&Q warehouse (and retail park) in Blackburn.

To find a shop with so much passing traffic (and lots of people staring right at it as they leave the retail park where B&Q) is a feat in itself.

This small retail shop is no doubt suitable for a variety of uses. But having been a retail premises for many years we expect the next successful tenant to continue in a similar vein. However we are very open to suggestions for other uses.

The last tenant began to refurbish the shop but never completed it. In light of this we are happy to discuss incentives to take account of this.

The shop is comprised of the following:

- Ground Floor
- Front Shop Area (with large front window)
- Back Room

- First Floor:
- Office Space
- and separate WC at back.

You can see the approximate measurements on the floor plan, and if you want a feel for the shop then try out the 360 virtual tour.

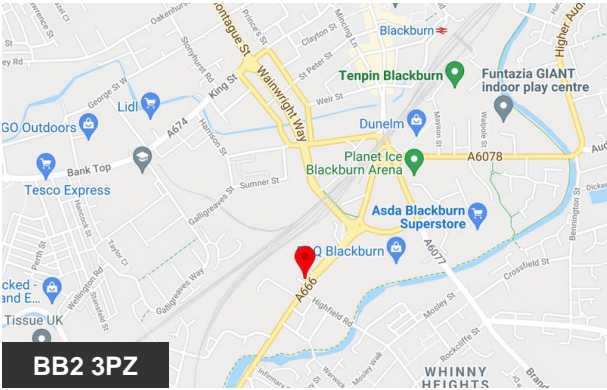
Interested parties should take a note of the following:

This property is available on a long Fully Repairing & Insuring Lease (FRI) - minimum term 3 years, up to a maximum of 25 years.

Here is the criteria:

You will need a good credit rating, good references, suitable experience in what you do, and be able to provide a Home Owner Guarantor or some other form of security.

The rent is £600pa (£50pcm) PLUS VAT???? FOR THE FIRST 12 MONTHS.  
After the discounted period the rent will be reviewed in line with market conditions.



## Viewing & Further Information



**Paul Ainsworth-Lord**  
01254 760660  
paul@ainsworthlordestates.com



**Verity Holmes**  
01254 819277 | 07711836473  
verity@ainsworthlordestates.com



**Anthony Ainsworth-Lord**  
anthony@ainsworthlordestates.com

Subject to Agreed Heads of Terms, before you can take on the lease you will need to pay the following:

Application Fee: £225  
The incoming tenant will be responsible for the Landlord's cost of drafting up a new lease.

Prior to moving in you will need to pay:

1 x Months' rent in advance - £50  
Plus a Deposit of £1000

ALL VIEWINGS ARE TO BE ARRANGED THROUGH AINSWORTH LORD  
COMMERCIALS AND ARE STRICTLY BY APPOINTMENT ONLY.

Check out our Genuine Virtual Tour on this property.  
Did you know we were the first agent in our area to introduce 3D Virtual Tours? we've been doing them for over 5 years...  
You can do your own Virtual Viewing if you have a VR Headset, or on your computer or smart phone... and we can also do a virtual viewing tour with you over the phone and guide you around the property from the comfort of your own home - no matter where you are in the world! How good is that?

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**Location**  
Bolton Rd Blackburn - Opposite the B&Q Warehouse.

**Accommodation**  
The accommodation comprises of the following

Name	Sq ft	Sq m	Availability
Ground - Ground Floor Retail Space	220	20.44	Available
1st - First Floor Room	180	16.72	Available
<b>Total</b>	<b>400</b>	<b>37.16</b>	

**Energy performance certificate (EPC) recommendation report**

30 Bolton Road BLACKBURN BB2 3PZ	Report number <b>3843-2101-2627-5689-6165</b>
	Valid until <b>10 December 2031</b>

**Energy rating and EPC**

This property’s current energy rating is E.

For more information on the property’s energy performance, see the EPC for this property.

## Recommendations

Make these changes to improve the property's energy efficiency.

Recommended improvements are grouped by the estimated time it would take for the change to pay for itself. The assessor may also make additional recommendations.

Each recommendation is marked as low, medium or high. This shows the potential impact of the change on reducing the property's carbon emissions.

### Changes that pay for themselves within 3 years

Recommendation	Potential impact
Consider replacing T8 lamps with retrofit T5 conversion kit.	High
Introduce HF (high frequency) ballasts for fluorescent tubes: Reduced number of fittings required.	Low
Add optimum start/stop to the heating system.	Medium

### Changes that pay for themselves within 3 to 7 years

Recommendation	Potential impact
Some walls have uninsulated cavities - introduce cavity wall insulation.	Medium
Some windows have high U-values - consider installing secondary glazing.	Medium
Add weather compensation controls to heating system.	Medium
Some loft spaces are poorly insulated - install/improve insulation.	Medium

### Changes that pay for themselves in more than 7 years

Recommendation	Potential impact
Some solid walls are poorly insulated - introduce or improve internal wall insulation.	Medium
Carry out a pressure test, identify and treat identified air leakage. Enter result in EPC calculation.	Medium
Some glazing is poorly insulated. Replace/improve glazing and/or frames.	Medium
Consider installing an air source heat pump.	High
Consider installing a ground source heat pump.	High

## Property and report details

Report issued on	11 December 2021
Total useful floor area	33 square metres
Building environment	Heating and Natural Ventilation
Calculation tool	CLG, iSBEM, v5.6.b, SBEM, v5.6.b.0

## Assessor's details

Assessor's name	Michael Harrison
Telephone	07801 732 336
Email	<a href="mailto:oaklodge.energy@googlemail.com">oaklodge.energy@googlemail.com</a>
Employer's name	Oaklodge Energy Ltd
Employer's address	2a Mount Pleasant Street Oswaldtwistle
Assessor ID	STRO002224
Assessor's declaration	The assessor is not related to the owner of the property.
Accreditation scheme	Stroma Certification Ltd