



## Prime Retail Unit

16 Darwen Street, Blackburn, BB2 2BY

**SUPERBLY PRESENTED  
RETAIL CORNER PREMISES\*  
ADJACENT TO BLACKBURN  
CATHEDRAL \* NEXT TO  
BARCLAYS BANK & BBC  
RADIO LANCASHIRE\* 750  
sq ft**

**750 sq ft**  
(69.68 sq m)

- SITUATED IN PRIME LOCATION ON DARWEN ST BLACKBURN TOWN CENTRE
- NEXT TO RADIO LANCASHIRE AND BARCLAYS BANK
- EXCELLENT CUSTOMER (PAY) PARKING TO FRONT AND REAR
- GOOD REFS AND HOME OWNER GUARANTOR REQUIRED TO RENT THIS PROPERTY
- SEE FULL 360 VIRTUAL TOUR

# Prime Retail Unit, 16 Darwen Street, Blackburn, BB2 2BY

## Summary

Available Size	750 sq ft
Rent	£1,000 per month Plus vat on the rent
Rates Payable	£6.19 per sq ft based on 2017 Rating List
Rateable Value	£9,300
EPC Rating	B (47)

## Description

AinsworthLord Commercials are delighted to be offering for rent this highly prominent, perfectly situated, easily accessible, corner fronted retail shop in the centre of Blackburn surrounded by excellent customer parking (hard to find in the town centre). Situated across from Blackburn Cathedral, adjacent to the shopping Mall, next to Barclays Bank and Radio Lancashire etc makes this beautiful corner shop a rare find! Measuring approx. 750sq ft.(70sq m)

You can see from the pictures, floorplan and 360 tour more exact detail of what we are offering.

### Description:

The Ground Floor Retail Area is beautifully finished with quality flooring. There's a recently fitted suspended ceiling with crisp white LED panel lighting to maximum visibility, plus ample sockets. The shop floor space measures approx. 60sq m.

At the rear of the shop we have a separate WC and office. Both of these are finished to a good decorative standard. The office measures approx. 9sq m.

The property benefits from mains electric and water. There is no gas.

### Rateable Value:

The current Rateable Value is £9,300 (2017 Rating List). The new tenant may qualify for Small Business Rates Relief. Please contact Blackburn with Darwen Council to check this.

### Lease:

The Landlord is negotiable on the length of lease, 3 Years Minimum. Negotiable up to 20 Years. The Lease will be FRI (Fully Repairing & Insuring), exact terms to be agreed. The tenant will be required to contribute to the Landlord's legal costs of drawing up the lease.

### Vat on Rent:

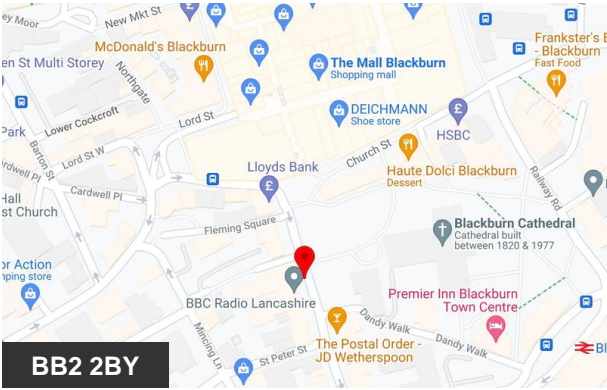
If applicable vat will be charge on the rental figure at the prevailing rate.

### Interested?

### 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.

The rent is £12,000pa (£1000pcm) PLUS VAT if applicable.



## Viewing & Further Information



### Paul Ainsworth-Lord

01254 760660  
paul@ainsworthlordestates.com



### Verity Holmes

01254 819277 | 07711836473  
verity@ainsworthlordestates.com

Before you can take on the lease you will need to pay the following:

Application Fee: £275 inc vat

1 x Months' rent in advance - £1000

Plus a Deposit of £2500

Meet the landlords cost for drafting up the lease.

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?

ALL VIEWINGS ARE TO BE ARRANGED THROUGH AINSWORTH LORD  
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