

BLACKBURN

THE BLAKEY MOOR HERITAGE QUARTER

35 NORTHGATE - RESTAURANT/BAR TO LET

INCENTIVES AVAILABLE



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LOCATION / DESCRIPTION

Blakey Moor, home to the King George's Hall, a 3,000 capacity Edwardian theatre, draws from the whole of the North West region with a packed itinerary from music icons UB40 and Kate Rusby, to Comedian Russ Noble, ballet and opera and is one of the best known dance venues of the Northern Soul circuit.

The new 8-screen Reel cinema and restaurants will open in 2020 to crown this Quarter as the entertainment and cultural hub of Blackburn.

Blackburn with Darwen Council in partnership with Heritage Lottery Fund are restoring the Blakey Moor Terrace to provide a haven for **new innovative independent** restaurant and bar/restaurant operators by remodelling and upgrading the existing Victorian streetscape as part of a £3M project to transform the Northgate Conservation Area. The imposing, gothic style, No. 35 Northgate, on the corner with Blakey Moor is the first phase of this transformation and will set the benchmark for standards of design and style of operation for the whole Quarter.

THE OPPORTUNITY

The 3-storey former pub has been repaired and restored to provide potential bar area to ground floor. The first and second floors comprise a number of light and airy rooms to provide further potential trading space. A cellar provides additional storage. From plans provided this comprises the following:-

Ground Floor (with disabled WC)	902 sq.ft.	83.84 sq.m.
First Floor (5 rooms. Dumbwaiter to be recommissioned)	795 sq.ft.	73.9 sq.m.
Second Floor (4 rooms and tower to cupola)	737 sq.ft.	68.5 sq.m.
Cellar (storage space)	548 sq.ft.	50.93 sq.m.

There is room for external seating to both the Northgate and Blakey Moor frontages

LEASE TERMS

The premises are available by way of a new 10/15 year full repairing and insuring lease, subject to upward only rent reviews at the end of every 5 years at a commencing rental in the region of £25,000 per annum exclusive.

The Council will offer incentives/a rent free period to the incoming tenants to assist with the fit out.

PLANNING

The premises are within a Conservation Area and therefore any external signage or changes must be made in consultation with the Local Authority. The historic use of the premises is A4 (Public House) allowing for bar/restaurant use.

RATING ASSESSMENT

Based on the existing configuration the premises have a Rateable Value of £15,500. This may be subject to variation on completion of tenants fit out.

EPC - 9968-3085-0626-0200-1125 (D)

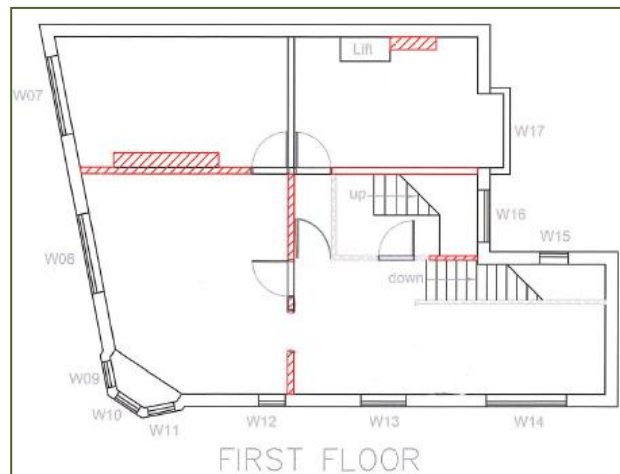
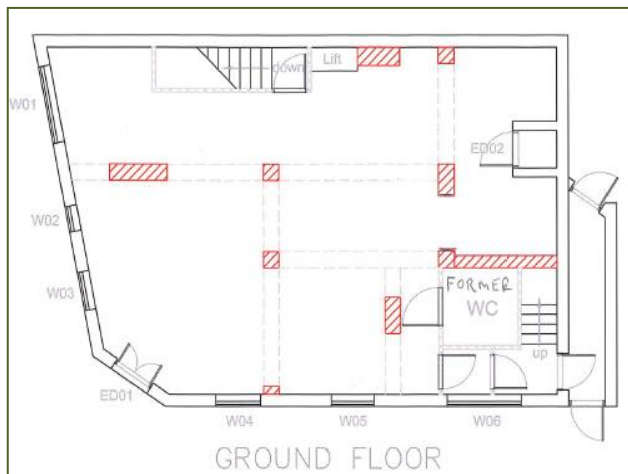


LEGAL COSTS

Each party to be responsible for their own legal costs incurred in this transaction.

VIEWING

By appointment with the sole Agents, John Brady or Sarah Jones.



For details of other properties our web-site address is - www.bradys.co.uk

MISDESCRIPTION - The agents and vendor take no responsibility for any error, mis-statement or omission in these details. Measurements are approximate and for guidance only. The particulars do not constitute an offer or contract and members of the agent's firm have no authority to make any representation or warranty in relation to the property.

DETAILS AMENDED : July 2019