

SHOP TO LET

BLACKBURN

51 KING WILLIAM STREET, BB1 7DJ



Brady Chartered Surveyors

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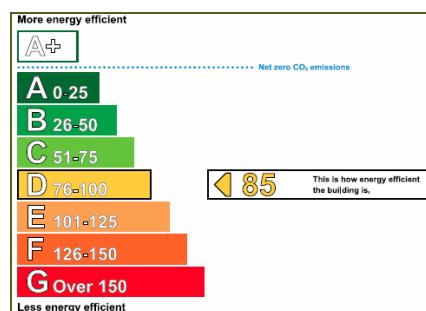
LOCATION / DESCRIPTION – Significant investment and improvements to Blackburn are continuing apace following the opening of the Cathedral Quarter, host to a new Premier Inn hotel, Turtle Bay and Amano Restaurant and 60,000 sq.ft. of offices. 2020 should see the opening of a new Reel Cinema opposite the King George's Hall. 2017 saw the opening of a new large town centre store for Wilkos.

The subject premises fronts the prime pedestrianised high street being adjacent to Marks & Spencer and Easy Coffee and opposite The Mall Shopping Centre home to 100 shops and 1,300 car parking spaces, easily accessible from King William Street.

ACCOMMODATION – The property has the following approximate areas/dimensions:-

Internal Width	16ft 6ins
Shop Depth	58ft 8ins
Ground Floor Sales	833 sq.ft.
First Floor Staff/Store	454 sq.ft.
Second Floor Store	397
Attic	290 sq.ft.
Basement	-

EPC – 0210-7926-0362-1880-6020 (D).



Whilst we believe the above measurements are correct, interested parties are advised to verify these themselves

LEASE TERMS – Available on a new 10 year full repairing and insuring lease subject to rent reviews every 5 years.

RENT – £29,500 per annum exclusive of VAT and other outgoings.

LEGAL COSTS – Each party are to bear their own legal costs incurred in the documentation of this transaction

RATES – The VOA have listed the Rateable Value as £24,000. Assuming no phasing, the Rates Payable for 2018/2019 will be £11,832.

We would advise interested parties to verify this information themselves

VIEWING – Strictly by appointment John Brady or Sarah Jones of this office.

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 PREPARED : August 2018



Experian Goad Plan Created: 08/08/2018

Created By: Bradys