

PROPERTY PARTICULARS

RETAIL

TO LET

**TREVOR
DAWSON**

COMMERCIAL PROPERTY CONSULTANTS

01254 681133

www.tdawson.co.uk



WHALLEY RANGE BAZAAR BLACKBURN BB1 7EL

- A rare retail food opportunity in the heart of Whalley Range
- Newly developed with full height glazing to the external envelope
- Uninterrupted floor area of 6,800 sq. ft.
- Adjoining car park
- Additional on-street parking

LOCATION

Extremely prominent position fronting Randal Street and Bold Street which connects directly with the inner ring road, Barbara Castle Way, and within walking distance of all the town centre amenities. The area is well known across the North West for its vibrancy with a mixture of retail, food, and restaurant outlets and high density housing.

THE OPPORTUNITY

Newly built retail premises of steel portal frame construction with full height glazing to the external envelope, metal cladding to the roof and an uninterrupted internal floor area. Shell condition ready to receive bespoke tenant's fit out for retail occupiers.

Access to the site is from Bold Street into an exclusive self-contained car park with nine spaces. On-street parking in the vicinity.

ACCOMMODATION

The gross floor area is 6,800 sq. ft.

SERVICES

All mains services are available. It will be the ingoing tenant's responsibility to verify that all appliances, services and systems are in working order, are of adequate capacity and suitable for their purpose.

PLANNING

The premises have planning consent for Class E (retail usage).

RATING

The premises will be reassessed for rating upon occupation and completion of the lease.

LEASE

Available by way of a new full repairing and insuring lease for a term of years to be agreed incorporating upward only rent reviews.

RENTAL

Upon Application

VAT

VAT is applicable to the rental at the standard rate.

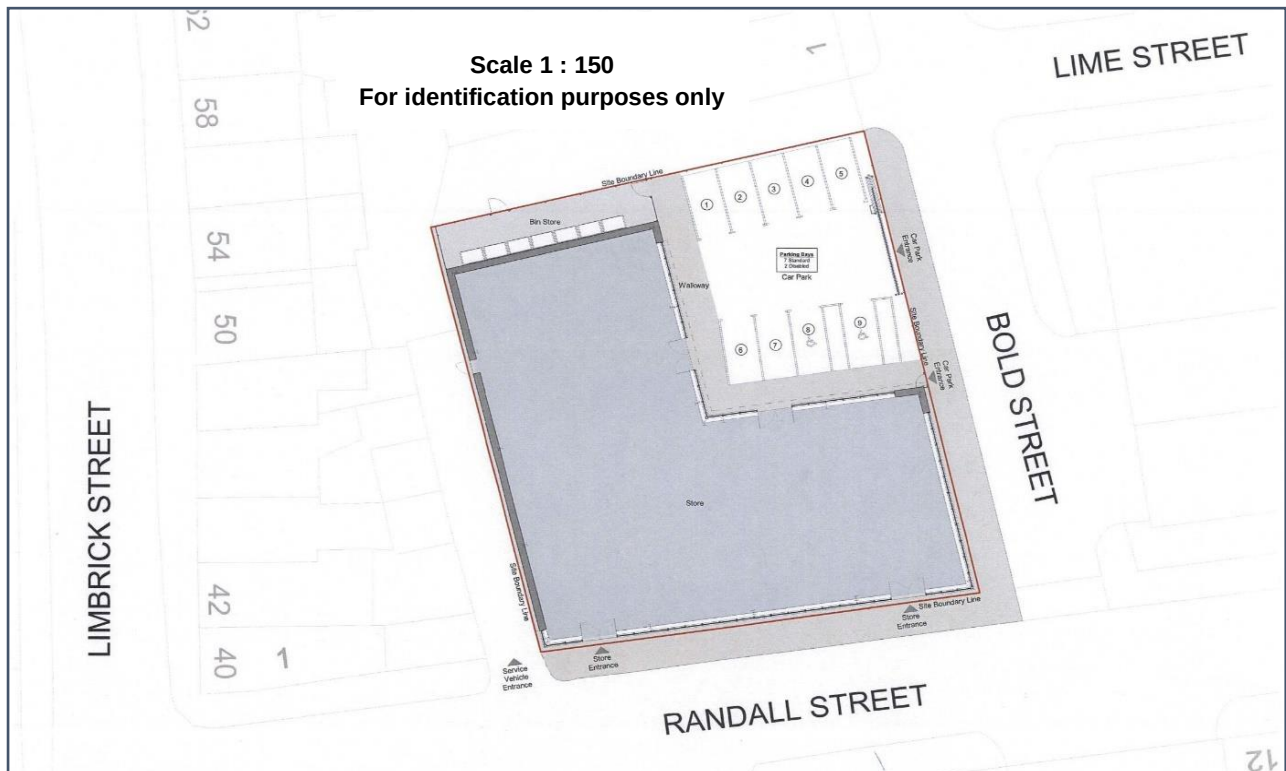
ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been commissioned and a copy will be made available upon request.

VIEWING

STRICTLY BY APPOINTMENT WITH SOLE AGENTS TREVOR DAWSON LIMITED OF CAPRICORN HOUSE, CAPRICORN PARK, BLAKEWATER ROAD, BLACKBURN, BB1 5QR.

OUR REF CEJ YM 2407.13434 Email caroline@tdawson.co.uk



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