

PROMINENT IN-STORE UNIT TO LET

Morrisons Supermarket Blackburn



Savills Leeds
3 Wellington Place
Leeds
LS1 4AP

savills.co.uk



Location

- Blackburn is located approximately 21 miles north-west of Manchester and 13 miles east of Preston, with a population of over 150,000 people.
- The unit is located within a 52,900 sq ft Morrisons supermarket, situated within the heart of Blackburn. The store is walking distance to the town centre and benefits from a 312-space multi-storey car park and excellent transport links.
- Occupiers within the store include **Barnados, Bolton Eye Clinic, Morrison's Pharmacy, Miss Nails** and **Fone Planet**.
- The subject unit is prominently positioned within the store, in close proximity to the main store entrance and car park, ensuring excellent visibility and strong footfall.

Accommodation

The premises are arranged over ground floor only.
Approximate net internal areas are:

Ground Floor: 2,044 sq ft 189.89 sq m

Rent

£20,000 per annum exclusive.

Tenure

The tenure is available by way of new internal repairing and insuring lease.

Rates

Rateable Value: £30,000
UBR 2026/27: £0.382
Rates Payable: £11,460

Parties are advised to make their own enquiries with the Local Authority.

Use

The premises currently benefits from Class E use.

EPC

Available on Request

Legal Costs

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

Viewing & further information

Strictly by prior arrangement only with:

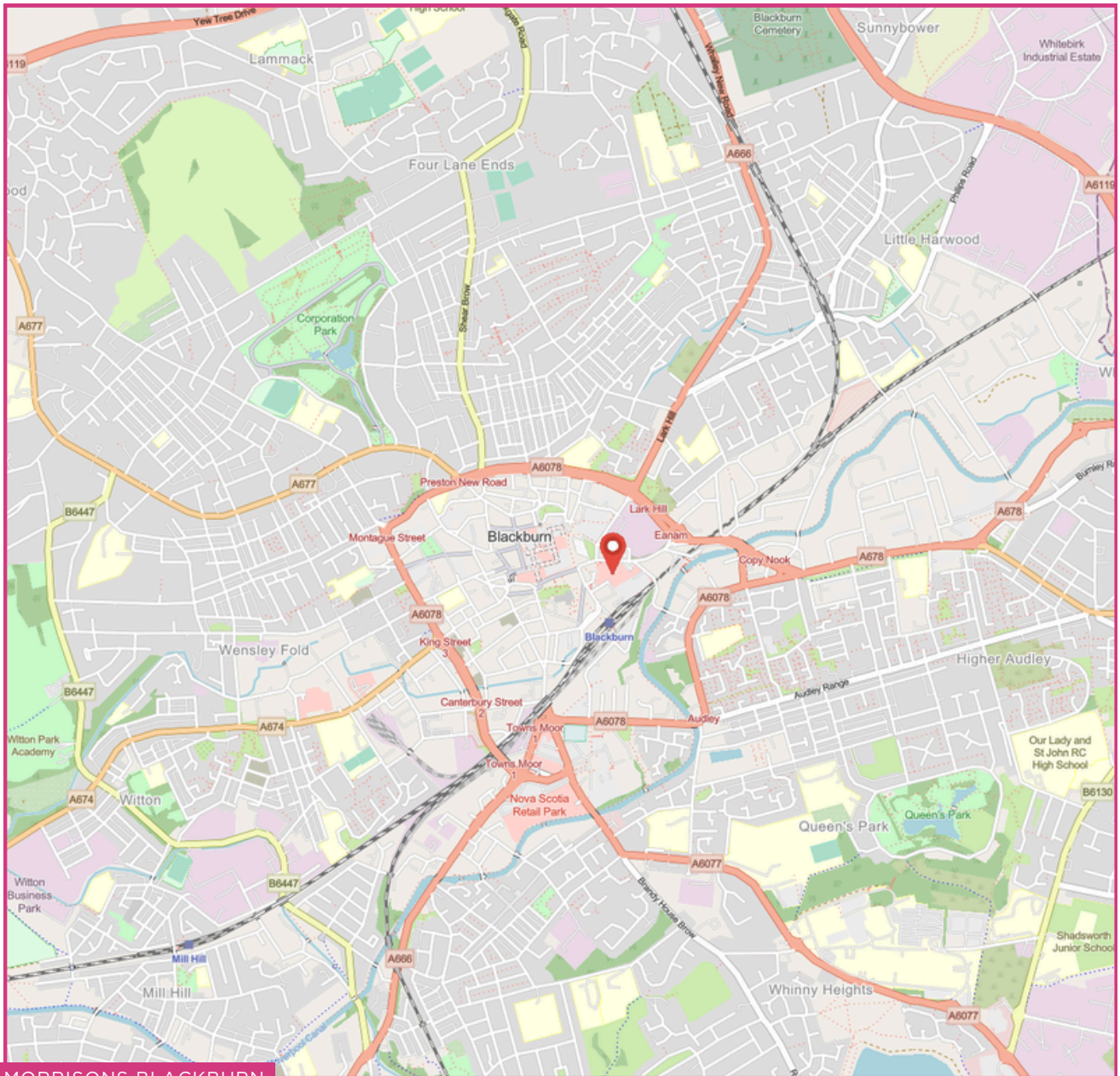
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MORRISONS BLACKBURN

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