

# PROPERTY PARTICULARS

## RETAIL

**TREVOR DAWSON**

COMMERCIAL PROPERTY CONSULTANTS

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**TO LET**



## 7 LOWER COCKCROFT BLACKBURN BB2 1JD

- Hair and beauty salon full of charm and character.
- Excellent town centre location off Northgate close to Reel Cinema, Blackburn College and shopping centre.
- Ground floor open plan with first floor consultancy rooms.

## LOCATION

Lower Cockcroft adjoins Fielden Street and has pedestrian access directly to Northgate. There is a large public Pay and Display car park adjoining and the premises overlook Blackburn College, Reel Cinema, and are close to the main leisure venue King George's Hall.

## DESCRIPTION

An end terrace two-storey property of traditional construction beneath a pitched slate roof incorporating Velux roof panels. There is a fully glazed double frontage to Lower Cockcroft which is protected by electrically operated security metal shutters.

Internally, the ground floor comprises a main open plan area with reception and separate work stations with a rear store. There is an access toilet. There are ceramic tiles, spotlighting and a gas hot water central heating system.

The first floor is accessed from an attractive feature wood staircase and has been tastefully partitioned to form four separate treatment rooms. There is a wood laminate floor and good natural light from the Velux roof panels.

The premises provide an excellent opportunity for hair, beauty and/or retail businesses.

## ACCOMMODATION

The net internal areas are as follows:

Ground floor	675 sq. ft.
Access toilet	
First floor	675 sq. ft.
<b>Total net area:</b>	<b>1,350 sq. ft.</b>

## SERVICES

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

## RATING

The property is currently listed as a hairdressing salon with a rateable value of £7,700. For details on rate payments and enquiries in respect of Small Business Rates Relief should be made to Blackburn with Darwen Borough Council on 01254 585585.

## PLANNING

The premises are currently occupied as a hair and beauty salon within Class E of the Use Classes Order (As Amended). It is the incoming tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority, Blackburn with Darwen Borough Council, who can be contacted on 01254 585585.

## LEASE

Available by way of a new lease for a term of years to be agreed on a full repairing and insuring basis. The incoming tenant will be responsible for the payment of all utilities consumed, buildings insurance and business rates (if demanded).

## RENTAL

**£15,000 PER ANNUM**

## VAT

VAT is not applicable to the rental.

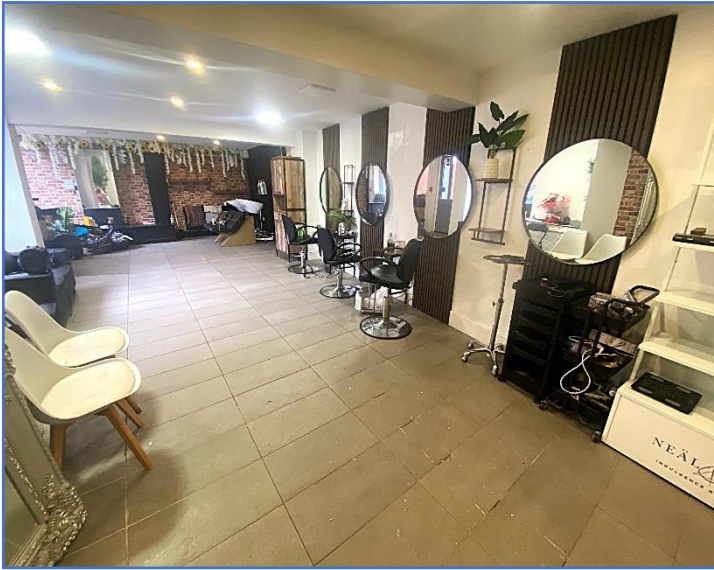
## ENERGY PERFORMANCE CERTIFICATE

Energy rating C(62). A copy of the certificate is 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 JBR YM 2510.13123 Email [jason@tdawson.co.uk](mailto:jason@tdawson.co.uk)**





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