



ecliptic.uk

Upon the Instructions of
Turtle Bay
Caribbean social
One Cathedral Square
Cathedral Quarter
Blackburn BBI IFB



Location

Located just on the edge of the main retail and central pitch being under the Premier Inn Hoel & opposite Blackburn Station. The Mall Shopping Centre & Bus Station is within 5 minutes walk.

Accommodation

The premises are arranged over ground floor only extending in total to approximately 5410 sqft (503 sqm)

Lease

The premises are held on a lease dated 11th October 2012 for a term expiring 14th November 2031 at £60,000pax – the next review is November 2026 based on the higher of open market value or RPI (compounded). The Lease excludes sections 24-28 of the Landlord & Tenant Act Act.

Licence

The premises are licenced for the sale of alcohol to 00.30 Sunday to Wednesday & 01.30 Thursday to Saturday. Further details on request.

Terms

A competitive sublease is available on terms to be agreed.

Rateable Value

The VOA advise that the rateable value is £39,000. Interested parties are advised to check the business rates payable directly.

Use

The planning use enables the premises to be as a restaurant and ancillary bar under Class E(b) of the Town and Country Planning (Use Classes) Order 1987 as amended on September 1, 2020.

Legal Costs

Each party is to bear its own legal costs, VAT may be applicable.

EPC Rating

An EPC for this property can be provided upon request.

Further Information and Viewing

Upon Request.

Viewing strictly by appointment through appointed agents

David Muslin
Ecliptic Property Limited
M – 07766 733 718
E – davidm@ecliptic.uk