



SITUATION

Located in the town centre on this pedestrianised retail thoroughfare opposite **Ladbrokes** adjacent to **CEX** and amongst such multiples as **Subway**, **Age UK**, **Cash Generator**, **M&S** and a host of local traders. Blackburn lies on the main A666 midway between Preston and Burnley, enjoying easy access to the M65 and M6 motorways.

PROPERTY

A mid terraced building comprising a **Ground Floor Shop** with internal access to **Ancillary Storage** at first floor level.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	18'5"
Internal Width	16'10"
Shop Depth	46'2"
Built Depth	62'2"
Sales Area	Approx 670 sq ft
Store Area	Approx 245 sq ft

First Floor Ancillary

Area	Approx 810 sq ft
2 WCs	

VAT is NOT applicable to this Lot

FREEHOLD



TENANCY

The entire property is let on a full repairing and insuring lease to **Cancer Research UK (having approx. 600 branches)** for a term of 10 years from 20th January 2017 at a current rent of **£10,000 per annum** exclusive.

Rent Review and Tenant's Break 2022

£10,000 per annum

The Surveyors dealing with this property are
Jonathan Ross and Elliott Greene

Vendor's Solicitors

Penman Sedgwick LLP

Tel: 01923 225 212 Ref: Stephen Carew

Email: scarew@penmansedgwick.com

For legal documents, please refer to page 8 of this catalogue

The successful Buyer will be liable to pay the Auctioneers an administration fee of £850 (including VAT) upon exchange of contracts
*Refer to points 9 and 10 in the 'Notice to all Bidders' page