



SITUATION

Located in the town centre, within close proximity to The Mall and amongst such multiples as **Subway, M&S, NatWest, Sports Direct, Wilko, Boots, Costa** 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 terrace building comprising a **Ground Floor Shop** with internal access to **Ancillary Storage** at basement, first, second and third floor levels. In addition, there is rear vehicular access via Museum Street with parking for 1 car.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	18'3"
Internal Width	17'7"
Shop Depth	28'10"
Built Depth	48'0"

WC

Basement Ancillary

Area	Approx 575 sq ft
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First Floor Ancillary

Area	Approx 600 sq ft plus WC's
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Second Floor Ancillary

Area	Approx 575 sq ft
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Third Floor Ancillary

Area	Approx 225 sq ft
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View from the property towards The Mall

VAT is NOT applicable to this Lot

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to **Your-Move.co.uk Limited as an Estate Agent (having over 250 branches)** (T/O for Y/E 31/12/2017 **£86.4m, Pre-Tax Profit £137,000 and Shareholders' Funds £27.3m**) for a term of 5 years from 3rd December 2015 at a current rent of **£10,500 per annum** exclusive.

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The Surveyors dealing with this property are
Jonathan Ross and Joshua Platt

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