

BLACKBURN

11 Ainsworth Street

TO LET
 (BY WAY OF ASSIGNMENT)

** Confidential - Staff Unaware **

Location

The premises are located on a pedestrianised street at the lower level of The Mall Blackburn directly opposite the new Bus Interchange and adjacent entrance to the entrance to the shopping centre. Occupiers in close proximity include **PureGym**, **Greggs**, **BetFred** and **Harvey & Thompson**.

Lease

The property is held by way of an existing full repairing and insuring lease expiring October 2026.

Rent

The current passing rent is **£45,000** pax.

Terms

Offers invited for an assignment or sub lease of this lease.

Business Rates

Enquiries via the Valuation Office confirm the property is assessed as follows:-
 Rateable Value £40,000

Interested parties are advised to make their own enquiries with the local authority.



Accommodation

Internal Width	19' 0"	5.80 m
Shop Depth	78' 9"	24.00 m
Ground Floor	1,400 sqft	130.0 sqm

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction.

EPC

B27

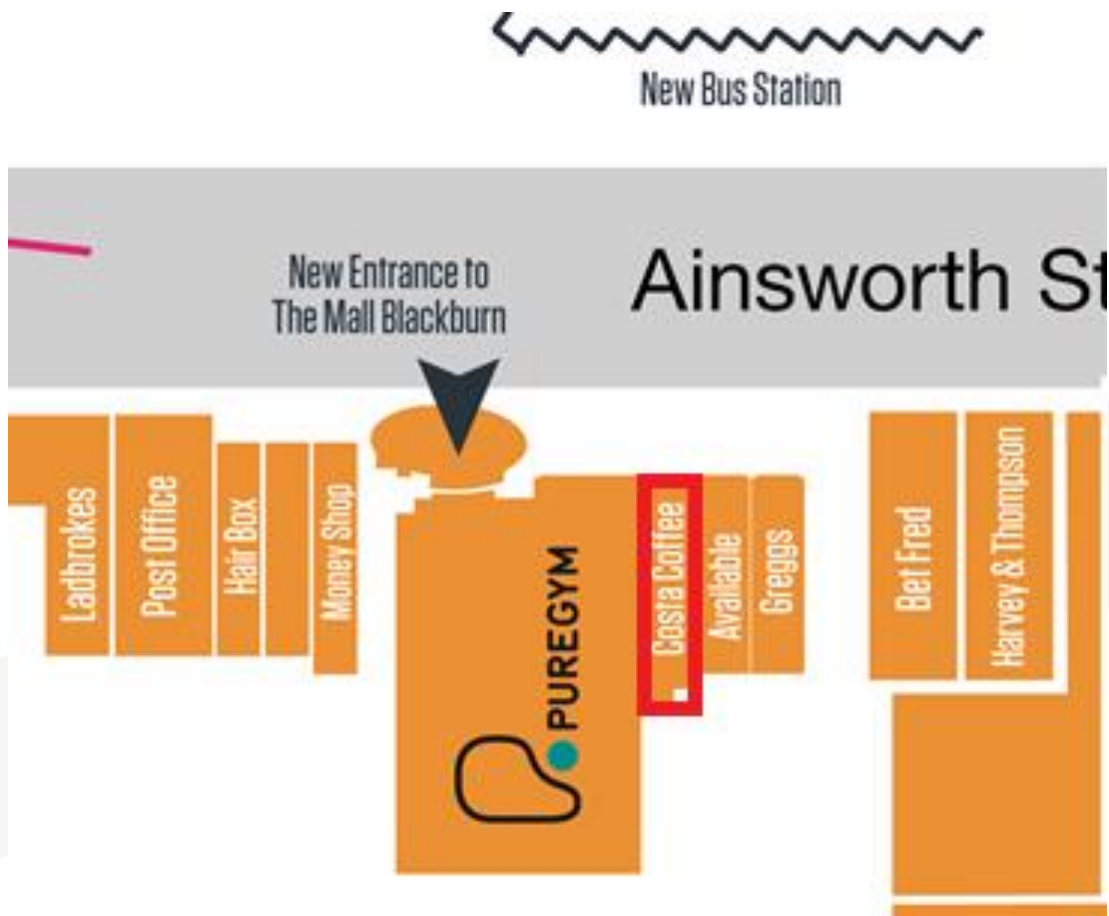
Photographs and plans

Any photographs and plans attached to these particulars were correct at the time of production and are for reference, rather than fact.

Viewing

Strictly by appointment through the sole agent:
 Dan Oliver 0151 236 2485.

dan@emanueloliver.com



MISREPRESENTATION ACT 1967 (Conditions under which particulars are issued.) Emanuel Oliver for themselves and the vendors/lessors of this property whose Agents they are given notice that these particulars do not constitute any part of an offer or contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied on as statements or representatives of fact and that they do not make or give any representation or warranty whatsoever in relation to this property. Any intending purchaser/ lessees must satisfy themselves by inspection or otherwise as to correctness of each of the statements contained in these particulars.