



SITUATION

Located at the junction with George Street amongst such multiple retailers as **Cash Converters, Dignity Funeral Directors** and **King's Castle** and a variety of independent traders.

The pedestrianised town centre retail facilities and Blackburn Railway Station are both under ¼ mile distant.

Blackburn lies on the main A666 midway between Preston and Burnley, enjoying easy access to the M65 and M6 motorways.

PROPERTY

A substantial corner property comprising a **Large Ground Floor Retail Unit** with **Storage** on the Mezzanine Floor.

In addition, there is a **Customer Car Park to the rear for approx. 10 cars.**

ACCOMMODATION

Ground Floor Retail Unit

Gross Frontage	76'9"
Internal Width	73'6"
Shop Depth	82'7"
Built Depth	112'0"
Sales Area	Approx. 6,225 sq ft ¹
Store/Staff Area	Approx. 1,415 sq ft ¹
2 WCs	

Mezzanine Floor

Store Area	Approx. 1,595 sq ft ¹
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Total Area **Approx. 9,235 sq ft¹**

¹Areas provided by Vendor.

VAT is NOT applicable to this Lot

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to **British Heart Foundation as a registered charity (having over 670 branches)** (T/O for Y/E 31.03.23 £381.3m, Pre-Tax Profit £7.9m and Shareholders' Funds £125.6m) for a term of 10 years from 28th September 2017 (**renewal of a previous lease – in occupation since 2012**) at a current rent of **£55,000 per annum** exclusive.

Note: On 30th January 2023, the lease was varied to remove the Tenant's September 2023 Break Clause in lieu of a 4 month rent free period which expired on 29th May 2023.

£55,000 per annum

The Surveyors dealing with this property are
John Barnett and Elliott Greene

Vendor's Solicitors

Anthony Kellner
Tel: 01707 667 300
Email: anthony.kellner@pantherplc.com

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 plus VAT upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**

