



Fully Refurbished Dessert Restaurant In Prominent High Street Location

TO LET

**103 BLACKBURN ROAD
ACCRINGTON
LANCASHIRE
BB5 1JJ**

93.44 Sq M (1,005.79 Sq Ft)

- Prominent Central Location Amongst A Host Of Other Food Establishments
- Large 33 Seat Dine-In Capacity
- Good Levels Of Passing Trade
- Fully Refurbished To A High Standard
- Suitable For Various Uses
- Two Hour Roadside Parking Adjacent

Location

The property is situated on Blackburn Road which is a central thoroughfare within Accrington town centre. The area has recently undergone regeneration with the re-paving of the pedestrianised zones and introduction of free two hour roadside parking. Blackburn Road is a popular retail area with neighbouring occupiers including RBS, Nationwide and a host of independent takeaways and retailers.

Description

The property is prominently positioned and has recently undergone a full refurbishment. It is currently used as a dessert parlour and has the benefit of a large display window providing excellent shop frontage. Internally the property is relatively open plan and comprises of a generously sized sales area with seating for 33 customers. It has a large kitchen on the ground floor with a further kitchen to the lower ground floor, which also has a store and both staff and customer WC's. The property is fully alarmed and has a state of the art CCTV system installed, and also has the benefit of a central air conditioning system. It would ideally suit a tenant who is looking to open the same business however it would suit a variety of uses such as retail, hair and beauty, leisure etc. Please note, it is not suitable to be used as a takeaway as a late licence will not be granted. The property currently has several fridge/freezers, commercial blenders, waffle makers, microwaves, till and plenty of stock which are available to purchase by separate negotiation.

Accommodation

Ground Floor 51.87 sq.m (558.32 sq.ft)
Lower ground floor 41.57 sq.m (447.45 sq.ft)

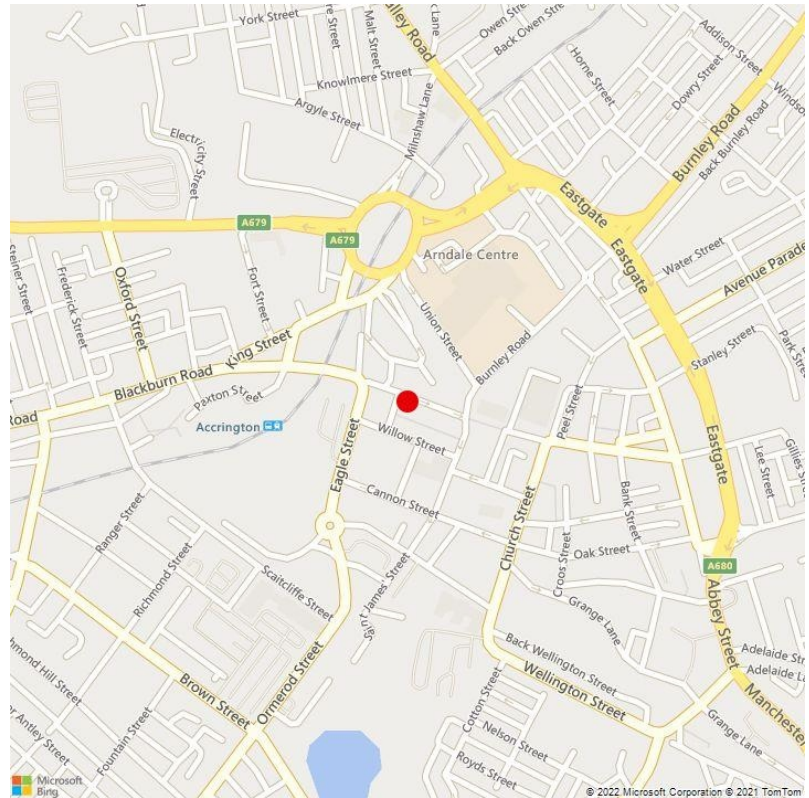
Total GIA (excluding WCs and storage) 93.44 sq.m (1,005.79 sq.ft)

Services

The property has the benefit of mains electricity and water supply, along with central air conditioning. There is no gas at the property.

Services Responsibility

It is the prospective tenant's responsibility to verify that all appliances, services and systems are in working order, and are of adequate capacity and suitable for their purpose.



Planning

We are advised that the property currently has Class E planning permission. It is the prospective tenants responsibility to verify that their intended use is acceptable to the local planning authority.

Price

£695 (six hundred and ninety-five pounds) per calendar month.

Business Rates

We are informed by the Valuation Office Agency Website that property has a Rateable Value of £8,100 per annum (2021/22).

Terms

The property is available by way of a new full repair and insuring lease for a minimum of 12 months. The landlord will re-charge the tenant for buildings insurance.

Additional Information

EPC

An Energy Performance Certificate is available upon request.

Legal Costs

Each party is responsible for their own legal costs.

VAT

All Prices quoted are exclusive of, but may be subject to VAT at the prevailing rate.

Viewings

Petty Commercial
Empire Business Centre,
2 Empire Way,
Burnley,
BB12 6HH

DISCLAIMER

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.