

In-Store Kiosk Unit
TO LET

Retail & Leisure

**3 MONTHS
RENT FREE**

On the Instructions of



BLACKBURN BB1 5AZ

Railway Road



Accommodation

The unit will comprise the following approximate floor areas:

	Sq m	Sq ft
In-Store Kiosk Unit	62.95	675

Note: The above areas have been calculated on an approximate net internal basis and must be verified by the ingoing tenant.

Terms

The unit will be available to let by way of a new effective full repairing and insuring lease for a term to be agreed, to be outside the security of tenure provisions of the Landlord and Tenant Act 1954, at a commencing rental of £15,000 per annum exclusive

The initial annual service charge, building insurance, electricity and water charges for the in-store kiosk unit will be in the region of £675, £675, £550 and £100 respectively.

Location

The unit will be situated within the **Morrisons** food store which is prominently located at the junction of Railway Road and Salford Eanam on the south eastern edge of the town centre retail core.

Retailers in the immediate vicinity include **Specsavers**, **Lloyds Pharmacy** and **Sally Hair & Beauty** amongst others.

The **Morrisons** comprises some 9,290 sq m (100,000 sq ft) with the benefit of a large car park and provides a link into the central bus terminus, daily indoor market and onto the town centre retail core including The Mall Shopping Centre which is currently subject to part re-development.

Description

The in-store kiosk unit is to be constructed, subject to agreeable terms, within the **Morrisons** food store in a prominent position fronting the checkouts having the benefit of suspended ceiling with integrated lighting.

Rating

The unit is not currently subject to a separate rating assessment. However should the premises become separately assessed the tenant will become responsible for rates payable.

Incentives

An incentive equivalent to 3 months rent free is available subject to covenant status and length of lease, to be given as a reduced rent over the first year of the term.

VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

Viewing

Strictly by appointment through sole agents.

Contact: Greg Wilson
0161 817 6247
gpw@rapleys.co.uk

For further opportunities please visit
www.rapleysmorrisons.co.uk



0870 777 6292
www.rapleys.co.uk

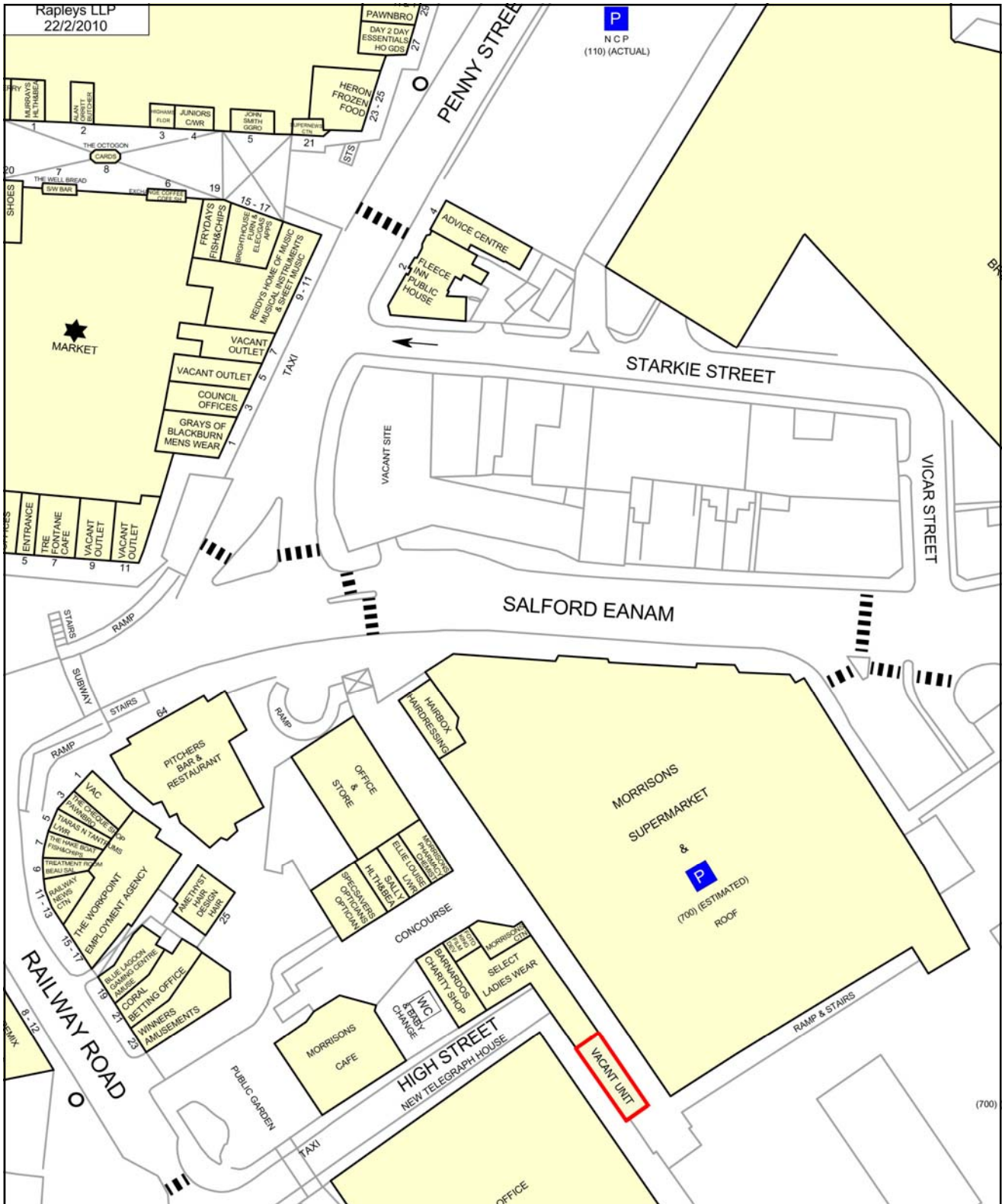
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