

# Leisure/Retail Unit - To Let

## Unit F, The Peel Centre, Blackburn, BB1 1DG



### Location

The unit is situated in central Blackburn within The Peel Centre, just a 0.5 mile walk to the train station. Manchester is 25 miles to the South whilst Preston is 10 miles to the West.

Occupiers in the immediate vicinity include a 10 screen VUE cinema, 24 lane Tenpin bowl, Nando's, Pizza Hut, Matalan and DW Fitness and Sports.

### Description

The unit occupies a ground floor external facing corner position with glazed return frontage adjacent to Nando's and the principal entrance to the cinema and bowling complex.

The unit benefits from a double height entrance of over 28ft, along with external south facing seating capabilities.

### Accommodation

This shell specification unit extends to a Gross Internal Area of 3,980 sq ft (370 sqm).

### Terms

The premises is available on a new effectively full repairing and insuring lease for a term of years to be agreed.

Commencing rent of £75,000 per annum exclusive.

### Planning

The premises currently holds non-food A1 (retail), A3 and D2 planning consents though may be suitable for other uses subject to planning.

### Rates

The unit will be assessed upon occupation. Interested parties are advised to make their own enquiries with the Local Authority (03000 501501) or visit [www.voa.gov.uk](http://www.voa.gov.uk).

### VAT

Any reference to rent is deemed to be exclusive of VAT.

### Viewing

By appointment through the joint letting agents:

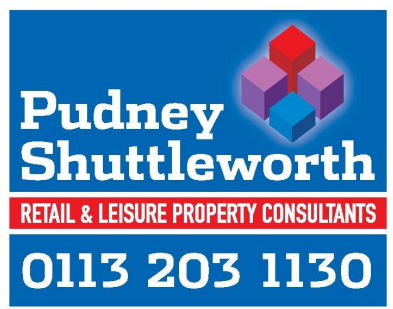
Richard Shuttleworth  
[rs@pudneyshuttleworth.co.uk](mailto:rs@pudneyshuttleworth.co.uk)  
M: 07747 008458

Will Hepplewhite  
[wh@pudneyshuttleworth.co.uk](mailto:wh@pudneyshuttleworth.co.uk)  
M: 07846 006790

Tom Hodgson  
[th@pudneyshuttleworth.co.uk](mailto:th@pudneyshuttleworth.co.uk)  
07850 421525

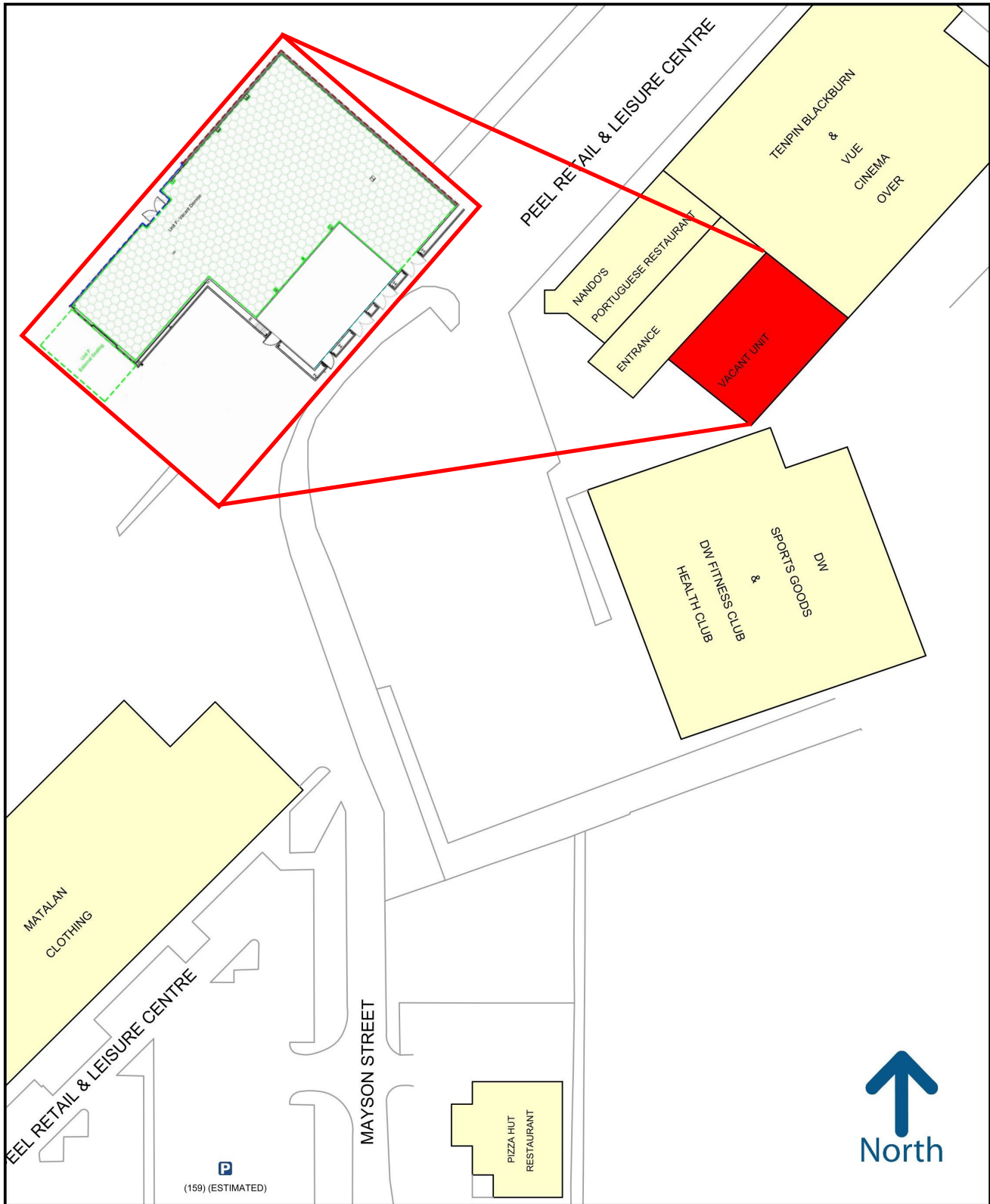
Or our joint agent:

Tom Powell  
[tpowell@metisrealestate.com](mailto:tpowell@metisrealestate.com)  
M: 07590 434908



# Leisure/Retail Unit - To Let

## Unit F, The Peel Centre, Blackburn, BB1 1DG



50 metres

Experian Goad Plan Created: 05/04/2018  
Created By: Pudney Shuttleworth

Misrepresentation Act. The particulars in this brochure have been produced in good faith, are set out as a general guide and accuracy cannot be guaranteed. They do not constitute the whole or part of any contract. All liability, in negligence or otherwise, arising from the use of the particulars is hereby excluded. SUBJECT TO CONTRACT. April 2018

**Pudney Shuttleworth**  
RETAIL & LEISURE PROPERTY CONSULTANTS  
0113 203 1130