



## For Sale Restaurant Opportunity

**Unit 1 And 2, Nab Lane, Blackburn, North West, BB2 1LN**

**6,500 ft<sup>2</sup> (603.85 m<sup>2</sup>)**

- Next to Reel Cinema Complex
- Entertainment Quarter of Blackburn Town Centre
- Fully Fitted Restaurant with 220-250 covers
- New 5 year lease
- Rent £50,000 per annum
- Opportunity for Investors

## Opportunity

Opportunity is to acquire this investment let to Istanbul Restaurant in Blackburn Town Centre. There will be a new 5 year lease put in place at the point of sale at a rental of £50,000 per annum exclusive of all other outgoings. The business has been operating in this location for two years and has been extensively fitted out to provide a substantial restaurant business with over 220-250 covers. Newly refurbished as it underwent a new fit out when the business opened two years ago.

The property provides a substantial ground floor restaurant and kitchen area extending to approximately 6500 sq.ft. is located below the Feilden Street multi story car park which provides parking for over 500 vehicles.

## Location

The property is positioned with significant frontage to Nab Lane, a pedestrianised area linking Blackburn College with King Georges Hall, Reel Cinemas and The Mall shopping centre.

The property is situated on the edge of Blackburn Town Centre adjacent to the brand new Reel Cinemas entertainment complex within the main night time area of Blackburn featuring pubs and restaurants and within walking distance of King Georges Hall concert venue.

Blackburn College (the home to in excess of 15,000 students) is adjacent to the property and a recently opened multi storey complex with parking for 500 vehicles is situated directly above.

## Accommodation

The property has been measured in accordance with the latest RICS code of measuring practice on a Net Internal Area basis (GIA) and provides the following floor areas: 6,500 sq ft (603.8 sq m)

## Tenure

Long leasehold for a period of 200 years from 2008 subject to a nominal ground rent.

## Price

FOR SALE - £600,000

## Planning Use

Suitable for retail, leisure or restaurant use

## EPC

A copy of the EPC is available on request.

## VAT

VAT is applicable at the prevailing rate

## Business Rates

The property has a rateable value of £55,500

## Viewing

Viewing by way of appointment through the sole agent Fletcher CRE

01204 221030  
info@fletchercre.co.uk



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