

## Blackburn 1A Strawberry Bank Preston New Road Lancashire BB2 6AA

- **Freehold Office Investment**
- To be let to the Partners of an established firm of solicitors on 15 year lease (no breaks)
- Lease granted to the twelve Partners on a joint and several basis
- No VAT applicable
- Includes on-site parking
- RPI linked Rent Review every 5 years from 2023
- Current Rent Reserved

**£33,180 pa**  
**rising to a minimum of**  
**£35,744.28 pa in 2023**



**Tenure**  
Freehold.

**Location**  
Blackburn has a population of some 106,000, and is a major commercial centre situated approximately midway between Burnley and Preston, 21 miles north-west of Manchester. The town is served by the M65 Motorway, whilst the A677 links with the M6 Motorway 10 miles west of the town centre.

The property is prominently situated at the junction of Strawberry Bank and Preston New Road, a short distance to the north-east of the pedestrianised town centre.

The area is well established with professional services firms.

**Description**

The property is arranged on lower ground, ground and two upper floors to provide office accommodation. There are two off-street parking areas, one accessed from Strawberry Bank and the other from Preston New Road, providing a total of 10 spaces.

The property provides the following accommodation and dimensions:

Lower Ground Floor	35.90 sq m	(386 sq ft)
Ground Floor	171.30 sq m	(1,844 sq ft)
First Floor	174.90 sq m	(1,883 sq ft)
Second Floor	118.00 sq m	(1,270 sq ft)
<b>Total</b>	<b>500.10 sq m</b>	<b>(5,383 sq ft)</b>

NB. Areas taken from [www.taxservice.gov.uk](http://www.taxservice.gov.uk)

**Tenancy**

The entire property is to be let to The 12 Partners of WOODCOCKS HAWORTH & NUTTALL SOLICITORS (on a joint and several basis) for a term of 15 years from completion at a rent of £33,180 per annum. The lease provides for rent reviews every fifth year of the term to the higher of market rent or RPI (collar and cap of 1.5% and 3.5%) and contains full repairing and insuring covenants.

**Tenant Information**

With a history extending to over 200 years, Woodcocks Haworth and Nuttall is a well established law firm that employs over 100 legal specialists across 7 locations in Greater Manchester and Lancashire.

**VAT**

VAT is not applicable to this lot.

**Documents**

The legal pack will be available from the website [www.allsoop.co.uk](http://www.allsoop.co.uk)

**Energy Performance Certificate**

EPC Rating 106 Band E (Copy available on website).