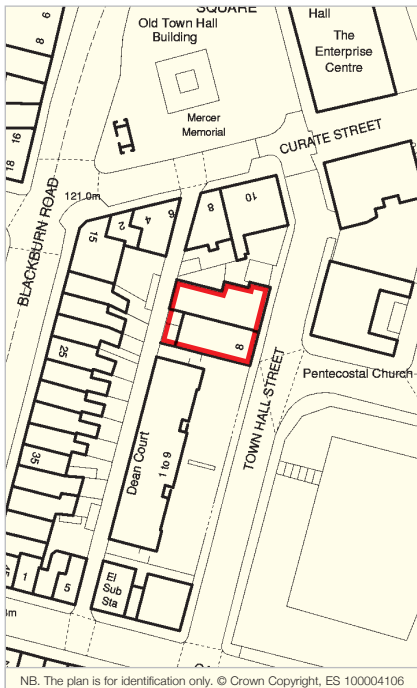


Great Harwood Bancroft Chambers 6-8 Town Hall Street Blackburn Lancashire BB6 7HB

- **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 12 Partners on a joint and several basis
- No VAT applicable
- RPI linked Rent Review every 5 years from 2023
- Current Rent Reserved

£11,376 pa
rising to a minimum of
£12,255.18 in 2023



Tenure

Freehold.

Location

The town of Great Harwood lies approximately 4 miles to the north-east of Blackburn and 6 miles west of Burnley. The town is well connected by road, with the M65 (Junction 7) easily accessible to the south. Blackburn Rail Station provides regular services to central Manchester.

The property is situated fronting the west side of Town Hall Street, a short distance from The Clock Tower and The Chambers business centre in the heart of the town.

There is a public car park opposite the property, a further one off Blackburn Road and the main retail offering is on Queen Street. Nearby occupiers include Post Office and Original Factory Shop, amongst other local occupiers.

Description

The property is arranged on ground and one upper floor to provide office accommodation.

The property provides the following accommodation and dimensions:

Ground Floor	130.70 sq m	(1,407 sq ft)
First Floor	102.70 sq m	(1,105 sq ft)
Total	233.40 sq m	(2,512 sq ft)

NB. Areas taken from www.tax.service.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 £11,376 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.allso.co.uk

Energy Performance Certificate

EPC Rating 121 Band E.