



For Sale Restaurant Opportunity

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

6,500 ft² (603.85 m²)

- Next to Reel Cinema Complex
- Entertainment Quarter of Blackburn Town Centre
- Fully Fitted Restaurant with 220-250 covers
- Turnover of £20,000 per week
- Opportunity for Investors or Owner Occupiers

Opportunity

The opportunity is to acquire both the property and the trading business of the Istanbul Restaurant in Blackburn Town Centre. 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. The location is currently turning over £20,000 per week and 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.

The property 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

The opportunity is to acquire the property and the business along with the fixtures and fittings for £1,000,000.

Consideration may be given to a sale of the property on the basis of vacant possession subject to terms agreed.

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



Fletcher CRE for themselves and for the vendors or lessors of the property give notice that these particulars do not constitute any part of an offer or contract. Any intending purchaser or tenant must satisfy, by inspection or otherwise, as to the condition of the premises and no warranty is given by the vendor, landlord, their agents or any person in the agent's employment. Comments in this description relating the location, suitability for any purpose, aesthetic attributes, functionality or existence of services and proximity to amenities to be regarded as the agent's opinion only and not a statement of fact. Sizes quoted are approximate and given as indication only.

