

DRIVE THRU/RESTAURANT WITH FIRST FLOOR FLAT – TO LET

MELLOR BROOK | PRESTON NEW ROAD | NR. BLACKBURN | BB2 7PU

Mason
Partners



LOCATION

The property fronts Preston New Road (A677), a busy road connecting Blackburn to Preston.

It is estimated that some 15,000 vehicles pass by the subject site on a daily basis.

SITUATION

The subject property is located near to the BAE Systems facility and Samlesbury Aerospace Development Zone, one of four Lancashire Development Zones.

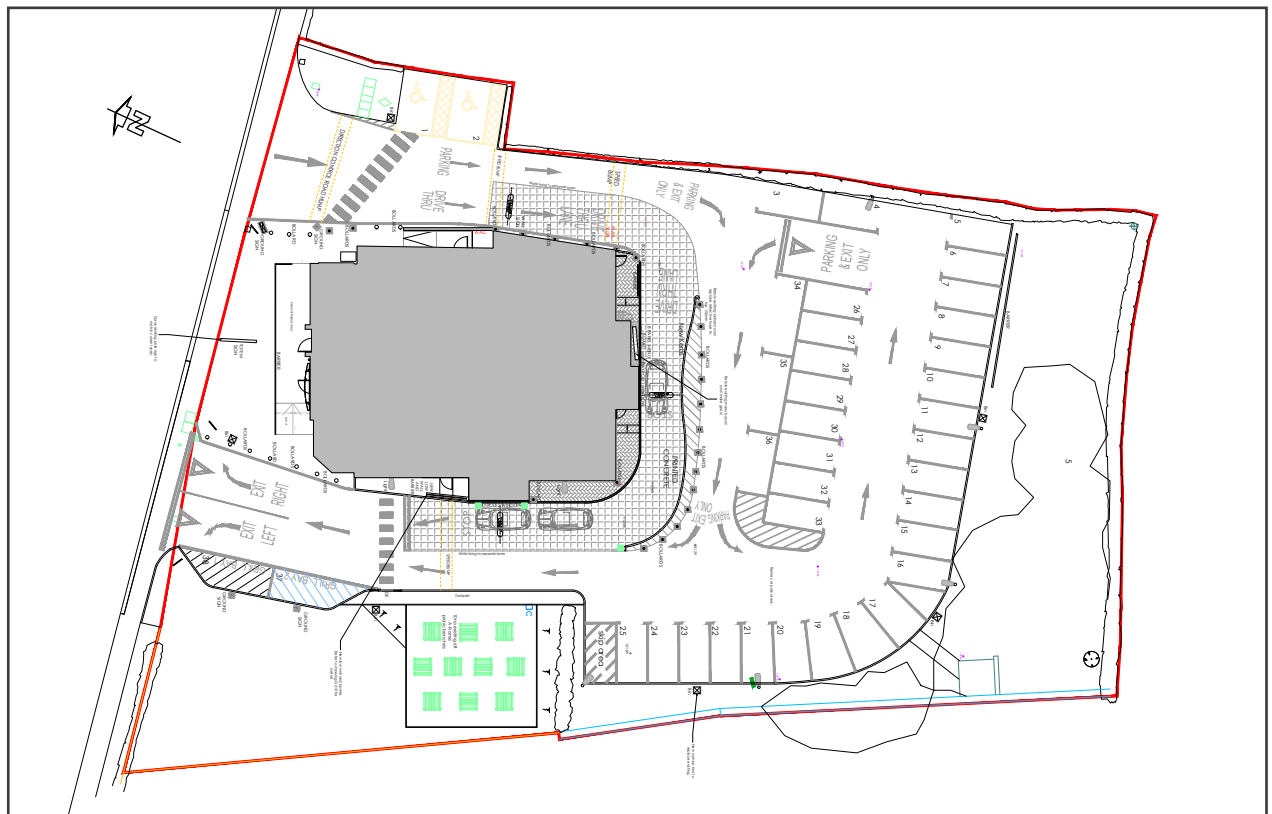
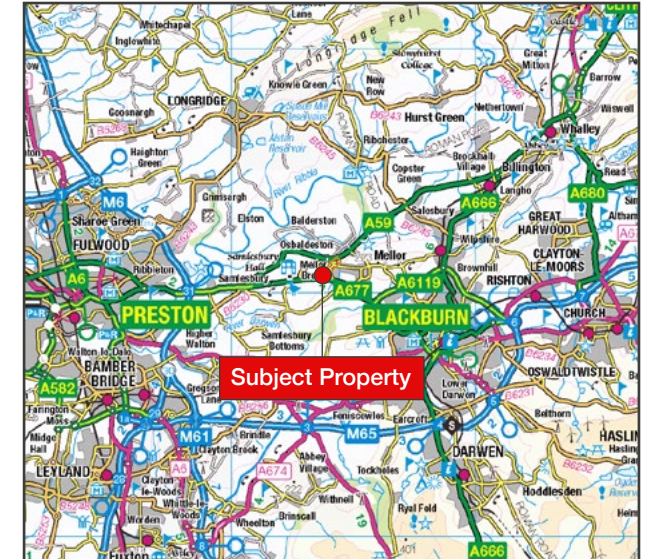
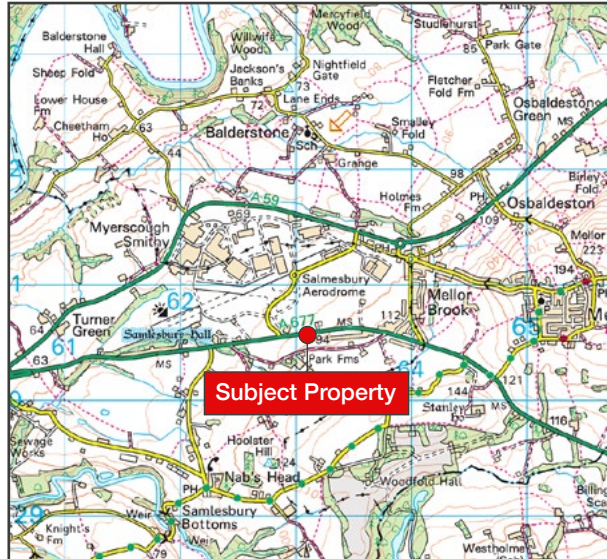
It is also close to Samlesbury Hall, a beautiful 14th century historic stately home which benefits from more than 50,000 visitors each year providing popular corporate and wedding functions.

ACCOMMODATION

The subject property comprises a brick built structure with front and rear extension with grey slate roof covering. The upper floor is a rear accessed residential flat. The property benefits from 36 car park spaces.

The subject property comprises the following approximate floor areas:-

Ground Floor GIA	4,187 sq ft	389 sq m
First Floor Flat GIA	775 sq ft	72 sq m



TERMS

The premises are available to let by way of a new full repairing and insuring lease for a term of years to be agreed.

RENT

Upon application.

RATES

Rateable Value	£97,000
Estimated Rates Payable	£49,470 pa

For further information visit [www.southribble.gov.uk](#) or contact the business rates department at the local authority.

PLANNING

We understand that the subject premises benefit from permission to use as a café / restaurant including takeaway.

Interested parties are advised to make their own enquiries with South Ribble Borough Council 01772 625625.

EPC

An EPC is available on request.

LEGAL COSTS

Each party to pay their own legal costs in respect of the legal documentation produced in this transaction.



FURTHER INFORMATION

For further information or to arrange an inspection please contact:

GARETH PRESTON

M: 07788 914 476 **E:** garethpreston@masonpartners.com

Mason Partners LLP
The Corn Exchange
Brunswick Street
Liverpool, L2 0PJ

**Mason
Partners**



MISREPRESENTATION ACT 1967 AND DECLARATION: Mason Partners LLP for themselves and for the vendors of this property whose agents they are, give notice that: i) the particulars are set out as a general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract. ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact and must satisfy themselves by inspection or otherwise as to the correctness of each item. iii) No person in the employment of Mason Partners LLP has any authority to make or give any representation or warranty in relation to this property. August 2023. Designed by i-creative.