

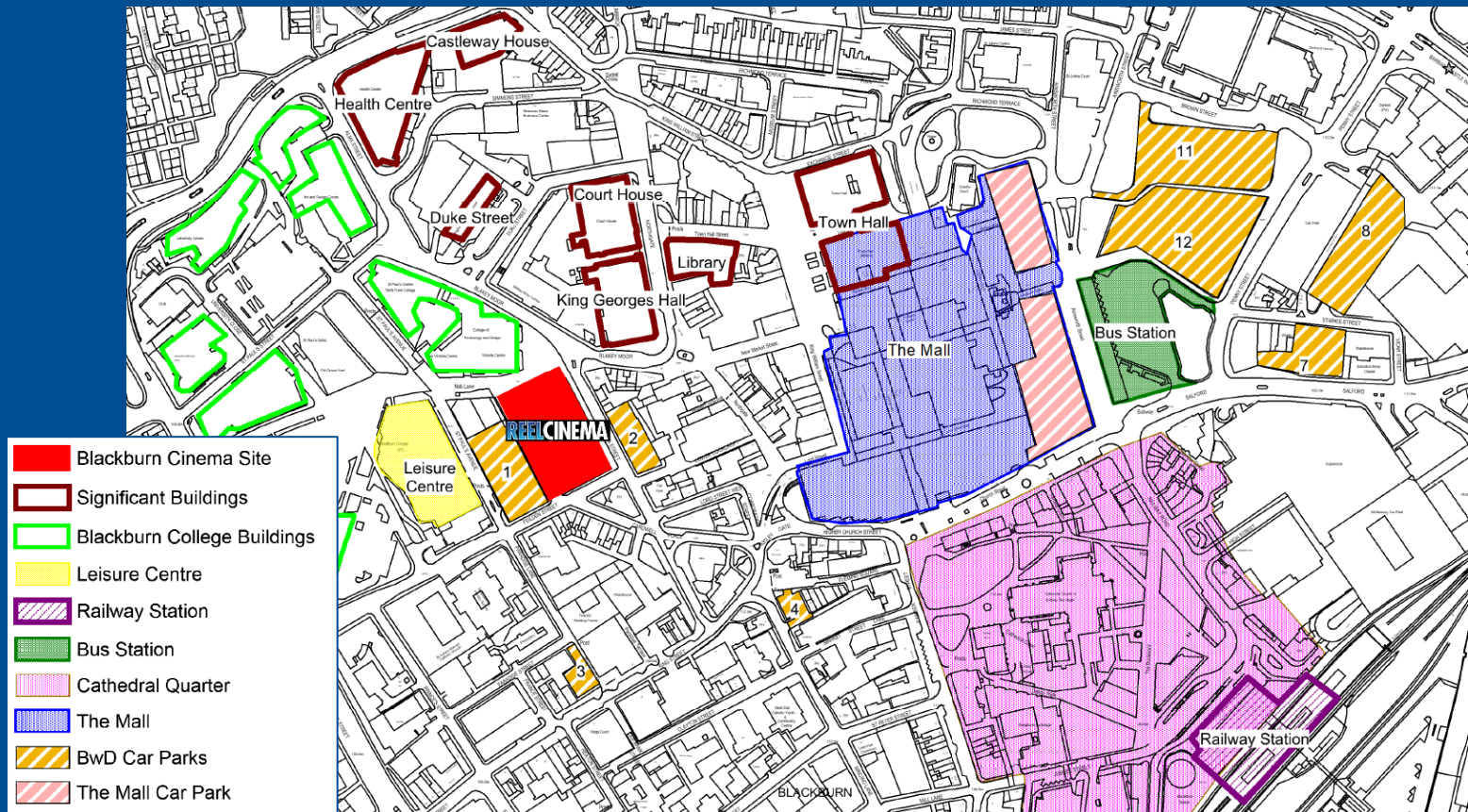
Prime Leisure Unit to Let  
Adjacent to new **REELCINEMA**  
Blackburn, Lancashire, BB2 1LN



Computer generated image

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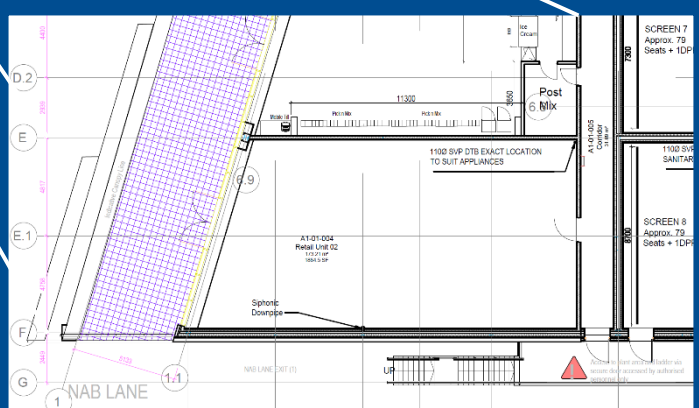
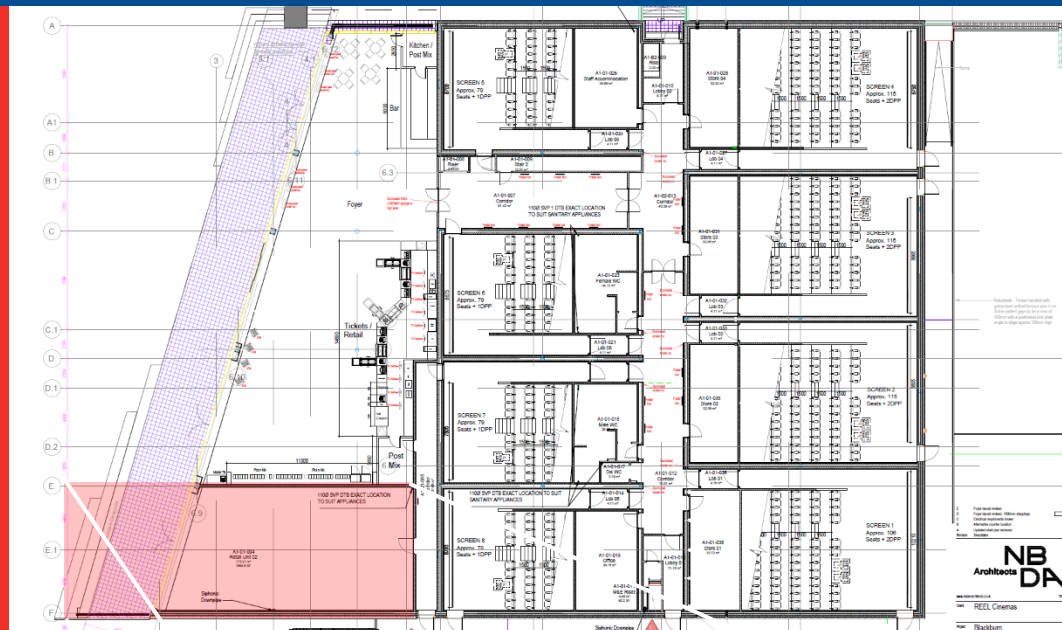
# Prime leisure unit, Reel Cinema, Blackburn BB2 1LN



## Location

The leisure unit adjoins the cinema foyer of the new 8 screen state-of-the-art Reel Cinema, due to open in December 2020. The cinema, with undercroft parking, is located close to Blackburn College campus, which has around 11,000 students, and Blackburn Sports and Leisure Centre. Diagonally opposite is the important 3,000 capacity St George's Hall concert venue on Blakey Moor, where the Council and Heritage Lottery Fund are restoring the Victorian terrace for new restaurants and bars, as part of the new leisure and cultural quarter. Immediately adjacent to the cinema is the Feilden multi-storey car park.

Blackburn with Darwen unitary authority has a population of 147,489 (2011 Census).





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## Description

The unit has an approximate floor area of 1,864 sq ft (173.21 sq m) and will be handed over in a developer's shell state. There is potential to include a mezzanine floor, if required. The unit benefits from an external seating area. (NB. floor area taken from architect's plans and subject to on-site verification).

## Lease

The unit is available to let by way of a new effectively full repairing and insuring sub-lease on terms to be agreed.

## Rent

On application.

## Service Charge

A service charge will be payable towards the upkeep of the building and the common parts.

## Planning

The unit has A3 use - Class E (Commercial, Business and Service).

## EPC

An EPC will be provided on completion of the development.

## Business Rates

The unit has yet to be assessed for business rates.

## Professional Costs

Each party to bear its own legal and professional costs.

## Viewing

Strictly by arrangement via:

**Richard Lucas Property Consultants Ltd** 0161 241 7998  
info@richardlucas.co.uk



Centurion House, 129 Deansgate, Manchester, M3 3WR

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