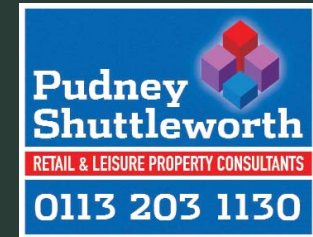
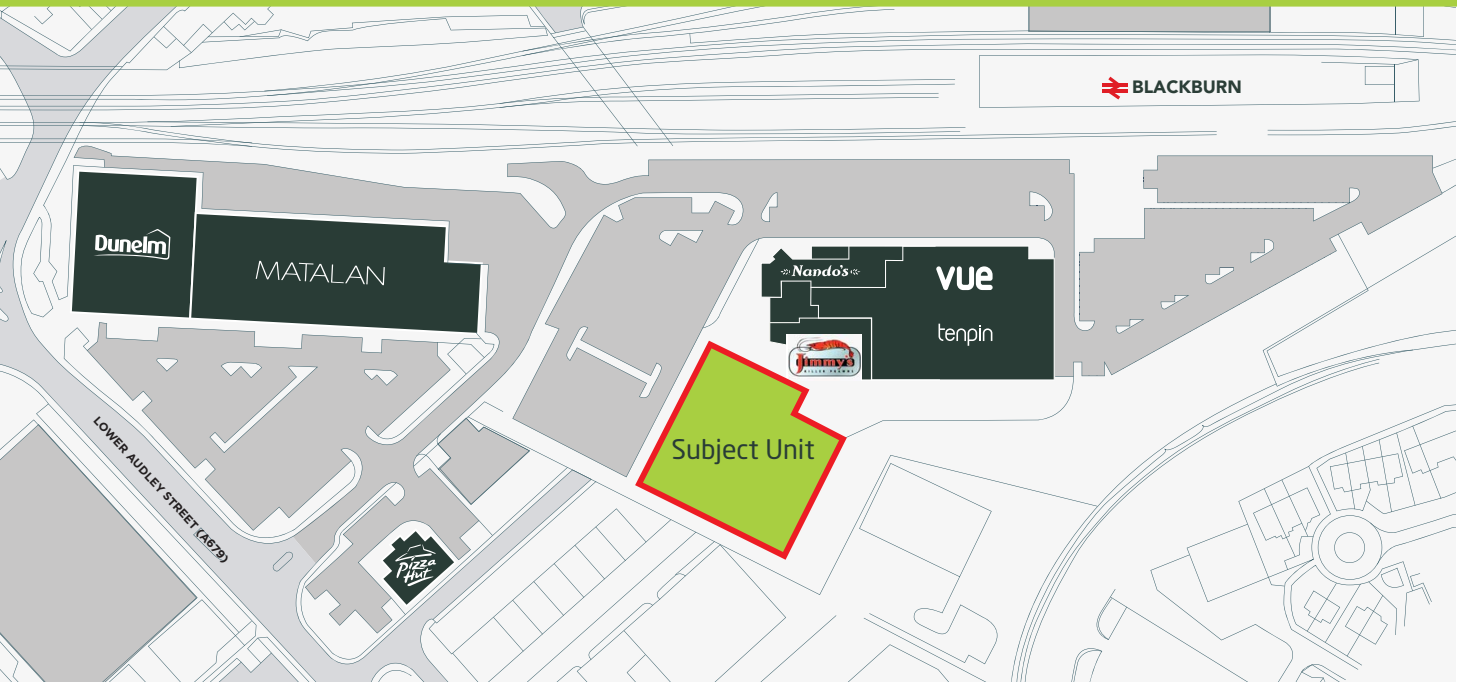


# Prominent 45,000 sq ft (may divide) Leisure Unit



**FORMER DW SPORTS | THE PEEL CENTRE | BLACKBURN | BB1 1AQ**



### Demographic

The current population within a 10 minute drive of the subject property in Blackburn is 120,427 which rises to 408,915 within 20 minutes and just over 1,000,000 within 30 minutes, representing a high density demographic within the town.



**120,427**  
10 minutes drive



**408,915**  
20 minutes drive



**1,000,000+**  
30 minutes drive

### Terms

We are able to grant a new lease for a term of years to be agreed. Quoting rent £250,000 pax.

### Accommodation

The unit is substantially fitted at ground floor as a gym and the first floor is currently in shell specification. We are advised the unit extends to a Gross Internal Area as follows:

Ground Floor	22,500 sq ft (2,020 sq m)
Mezzanine	22,500 sq ft (2,090 sq m)
<b>TOTAL</b>	<b>45,000 sq ft (4,180 sq m)</b>

Prominent 45,000 sq ft Leisure Unit

### Planning

whilst the unit currently holds a D2 consent, we understand it to benefit from the new Class E use. We would recommend interested parties speaking with the Local Authority to confirm whether they will be able to make use of this consent.

### Rateable Value

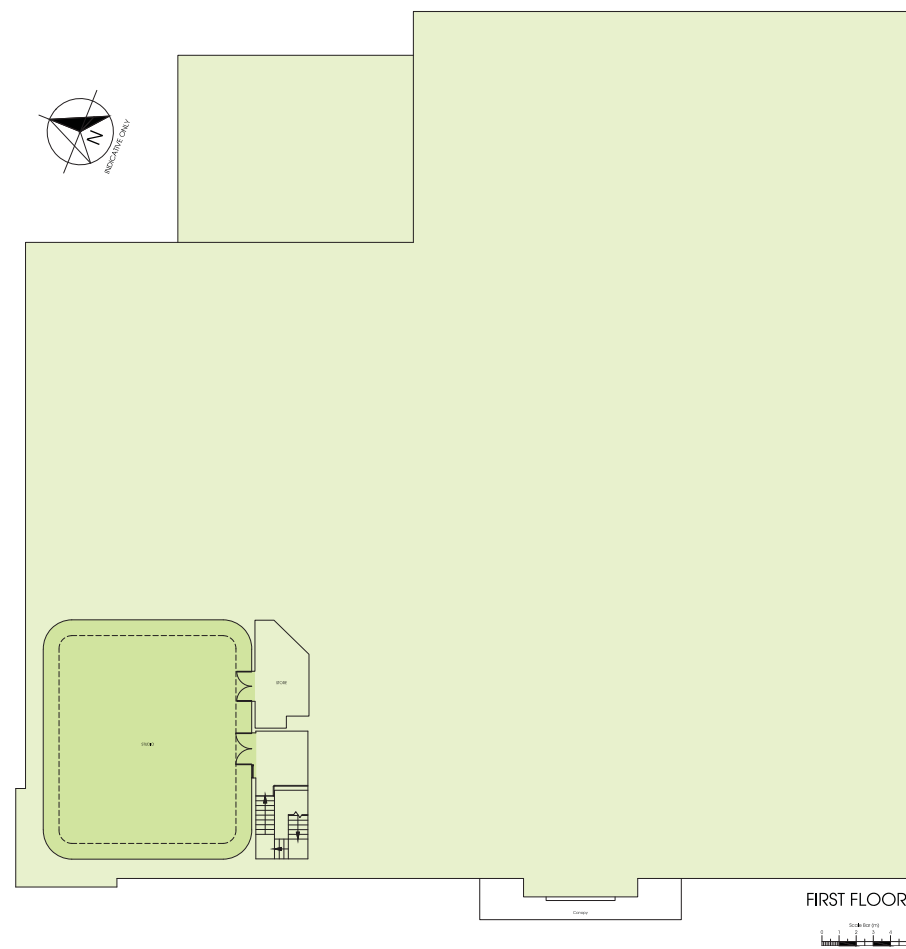
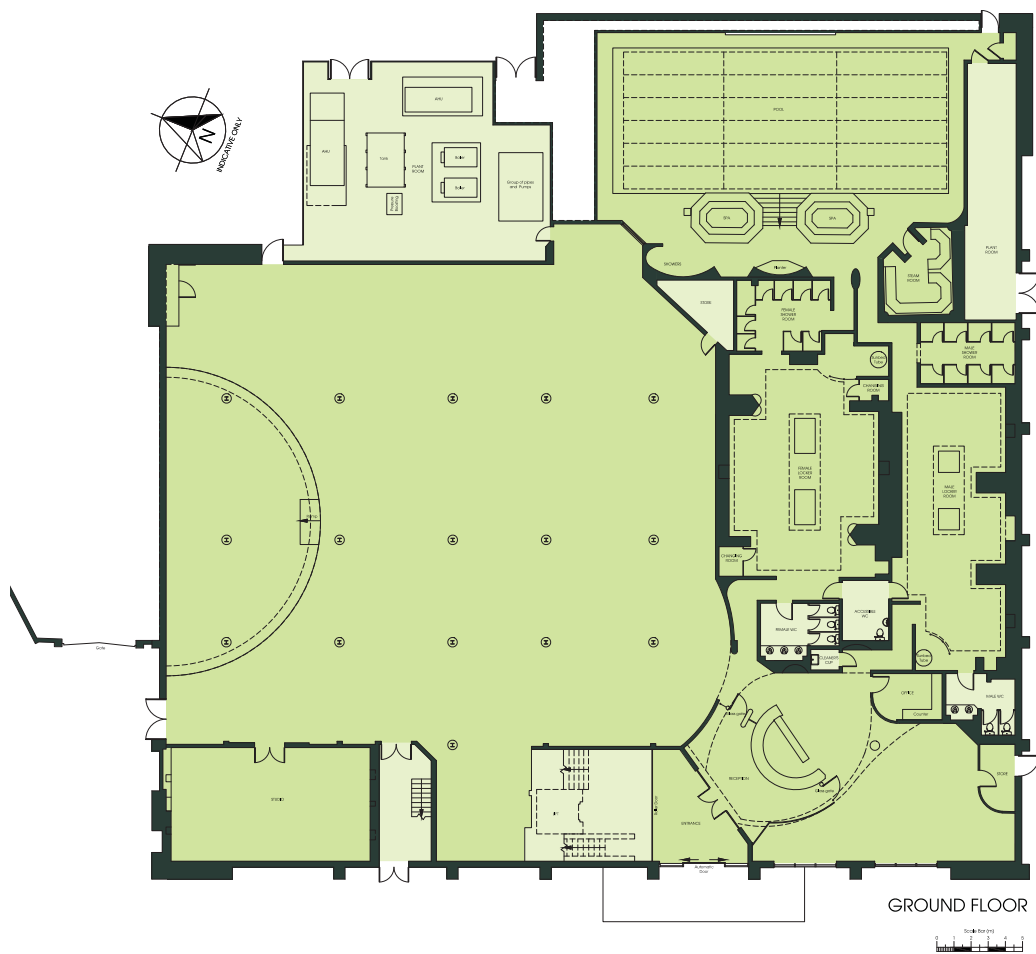
According to the VOA, we understand the property has a Rateable Value of £262,500 (under appeal).

### EPC

Available upon request.

### Service Charge

The service charge is currently running at £17,460 per annum.







## Location

Blackburn is located in Lancashire approximately 27 miles to the North of Manchester and has excellent road communications with the M65 motorway running south and east of the town. There are rail connections by the Northern Rail network to Manchester and Preston and there are further west coast mainline connections in Preston.

Located within the Peel Centre are operators including a 10 Screen Vue cinema, Tenpin bowling, Nando's, Pizza Hut and Jimmy's Killer Prawns, with plenty of free parking available.

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- 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;
- all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchaser 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 of them;
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## Further Information

For further information please contact the sole agent.



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