

### TO LET

**1 Bolton Road, Darwen, BB3 1DF  
(formerly trading as The Candy Box, Darwen Circus)**



- Prominent Town Centre sweet shop/tobacconists but suitable for a variety of retail uses
- New shop windows and door to be fitted incorporating security shutters (Nov/Dec 2011)
  - Floor area – ground floor 22 square metres (236 square feet) plus cellar first floor 17 square metres (182 square feet) plus WC and kitchenette
    - Short/medium term lease available
  - Close to pedestrianised Bridge Street and Foundry Street shoppers car park
    - Within 200 metres of Darwen Academy and Sainsbury's
      - Adjacent to Darwen Bus Station and markets

#### SITUATION AND DESCRIPTION

Darwen Town Centre lock-up shop with large cellar (used for storage) and first floor room could be used as office, showroom or storeroom with toilet and kitchen. A prominent Darwen town centre location, long established tobacconists/sweet shop use but suitable for a variety of retail/similar uses with good pedestrian flow via Bridge Street, Sainsbury's, Darwen Academy, Darwen Bus Station, etc. Available on short or medium term lease to suit occupiers requirements.

#### LOCATION/DIRECTIONS

Located on The Circus in the centre of Darwen – on the A666 Junction of Market Street – Church Street and Bolton Road – Lancashire Ordnance Survey Street Atlas, page 81 Grid Square A1.

## RENTAL

£7,500 per annum (£145 per week). Rent payable quarterly in advance.

## RATES

Rateable Value £2,800, rates payable 2011/12 £1,212.40.

## SERVICES

All mains services connected.

## ADDITIONAL UPPER FLOORS – available by negotiation

Additional second floor office/showroom space is available – 3 rooms –  
Room 1 17.2m<sup>2</sup> – 185ft<sup>2</sup> plus WC, Room 2 26m<sup>2</sup> – 280ft<sup>2</sup>, Room 3 18.6m<sup>2</sup> – 200ft<sup>2</sup>

## VIEWING

Solely by appointment with the sole letting agents.

## REPAIRS AND DECORATION

The tenant will be expected to maintain the internal fabric of the property including decorations as well as external paintwork. The Landlord will maintain the main walls and roof.

## INSURANCE

The tenant will repay the insurance premium payable in respect of the property by the Landlord for the Landlord's usual buildings risks – the tenant to insure their own fittings and stock.

## **Misdescription Act**

Your attention is drawn to the following notice.

Lea Hough & Co, for themselves and for the Vendor(s) or Lessor(s) of this property, gives notice that:

1. These particulars, whilst believed to be correct, do not form any part of an offer or contract and are for a guide only.
2. Any intending purchaser must satisfy themselves by inspection or otherwise as to the condition of the premises and no warranty is given by the Vendor(s), their Agents or any person in the Agents employment.
3. Any gas, electrical or other appliances included have not been tested; this includes drains, plumbing and electrical installations. It is recommended that all persons carry out their own investigations prior to contract.