

FOR SALE 40 King Street Blackburn BB2 2DH

Freehold title LA440298 Asking Price £395,000



SUMMARY OF LEASE TERMS subject to legal confirmation

The tenant has been in occupancy of the subject premises for over ten years prior to the new lease effective from 23 November 2025

Leasehold title LAN162049

New lease as from 23 November 2025 - Business Lease Headline Terms

Tenant: Independent Vetcare Limited

Term: 23 November 2025 to 23 November 2035

Commencing Rent: £30,000 per annum payable quarterly in advance

Rent Review Date: 23 November 2030

Rent Review Formula: Open market rent payable at review date or the passing rent if greater than OMR.

Tenant Break Option Date: 23 November 2030

Insurance Rent: Tenant shall pay the landlord's gross insurance premium and fees each year

Repairs: Full repairing lease

Permitted Use: Veterinary Surgery/Hospital

The lease is not contracted out of S24-26 Landlord and Tenant Act 1954