

Restaurant Investment For Sale

Units 1 & 2, Nab Lane, Blackburn, BB2 1LN

Established restaurant investment in Blackburn's town centre entertainment quarter



**Asking Price
£600,000**



**£50,000 p.a.
New 5-Year
Lease**



**Approx.
6,500 sq ft**



**220-250
Restaurant
Covers**



Long leasehold town centre investment opportunity 8.33% GROSS*

*Approximate gross initial yield based on the asking price and annual rent, before purchaser's costs.

The Investment Opportunity

Istanbul Restaurant, Blackburn

New occupational lease to be put in place on completion of the investment sale

INVESTMENT OVERVIEW

An opportunity to acquire a **long leasehold restaurant investment** in Blackburn town centre, occupied by Istanbul Restaurant. The business has traded from the premises for approximately two years and the property was extensively fitted out when the restaurant opened.

At the point of sale, a **new five-year lease** is to be put in place at a rent of **£50,000 per annum**, exclusive of all other outgoings. The asking price is **£600,000**, which equates to an approximate gross initial yield of **8.33%** before purchaser's costs.

The property comprises a substantial ground floor restaurant and kitchen extending to approximately **6,500 sq ft (603.8 sq m)**, providing accommodation for around **220-250 covers**.

Key Investment Highlights

- Established restaurant investment occupied by Istanbul Restaurant
- New five-year lease to be granted at the point of sale
- Passing rent of £50,000 per annum, exclusive of other outgoings
- Asking price £600,000
- Approx. 8.33% gross initial yield before purchaser's costs
- Approx. 6,500 sq ft ground floor restaurant and kitchen
- Fully fitted restaurant with approximately 220-250 covers



Substantial fully fitted dining accommodation



High-capacity restaurant fit-out established approximately two years ago

Tenant

Istanbul Restaurant, established at this location for approximately two years.

Lease

New five-year occupational lease to be put in place at completion.

Rent

£50,000 per annum, exclusive of all other outgoings.

Tenure

Long leasehold interest for 200 years from 2008, subject to nominal ground rent.

Location & Catchment

● Blackburn town centre entertainment quarter

Prominent Nab Lane frontage with major leisure, education and retail footfall generators nearby



LOCATION

The property occupies a prominent position on **Nab Lane**, a pedestrianised route linking Blackburn College with King George's Hall, Reel Cinemas and The Mall shopping centre.

It sits on the edge of Blackburn town centre, adjacent to the **Reel Cinemas entertainment complex** within the town's main night-time leisure area, with pubs and restaurants nearby and King George's Hall within walking distance.

The restaurant is positioned beneath the **Feilden Street multi-storey car park**, providing parking for more than 500 vehicles directly above the premises.

15,000+ students nearby

Blackburn College is adjacent to the property and is stated to have a student population in excess of 15,000, providing a significant daytime and evening catchment.

Reel Cinemas

Immediately adjacent to Blackburn's modern cinema and entertainment complex.

500+ Parking Spaces

Multi-storey customer parking is situated directly above the restaurant.

King George's Hall

Major concert and events venue within walking distance of the property.

The Mall Blackburn

Pedestrian route connects the property with the principal town centre shopping destination.

Blackburn College

Adjacent education campus with a stated student population exceeding 15,000.

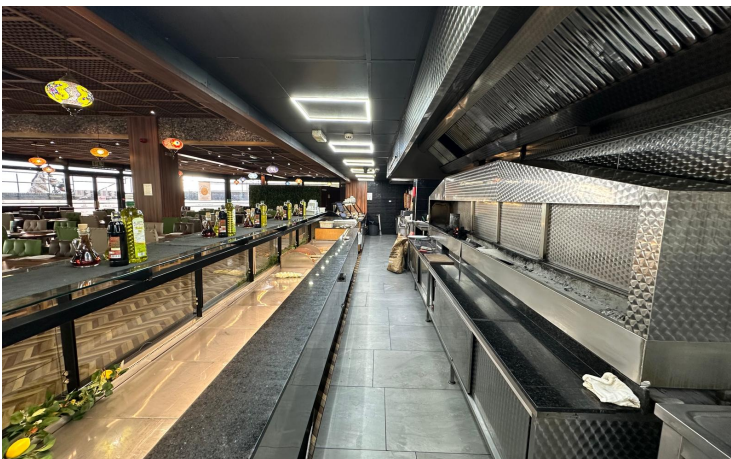
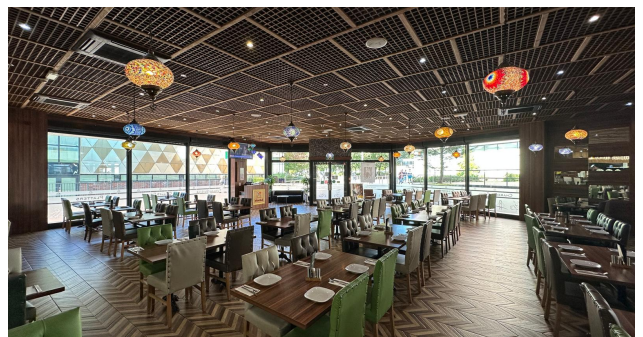
Night-Time Economy

Established leisure quarter with surrounding restaurants, bars and entertainment uses.

Property & Accommodation

● Approximately 6,500 sq ft (603.8 sq m)

Substantial ground floor restaurant and kitchen accommodation with a high-quality fit-out



Accommodation

The property provides a substantial **ground floor restaurant and kitchen area** extending to approximately **6,500 sq ft**.

The restaurant is configured to provide approximately **220-250 covers**, giving the tenant a high-capacity dining operation in a prominent town centre setting.

The premises are **fully fitted** and were extensively refurbished when the restaurant opened approximately two years ago.

Investment Characteristics

The property benefits from extensive customer parking in the multi-storey car park directly above and a strong mix of neighbouring leisure, retail and education uses.

The stated planning suitability is for **retail, leisure or restaurant use**.

The combination of an established tenant, a new occupational lease and a substantial fitted property provides a clear income-producing investment proposition.

Tenure, Lease & Sale Terms

● Restaurant Investment - Units 1 & 2, Nab Lane, Blackburn

Investment terms and property information

Asking Price	£600,000
Occupational Lease	New five-year lease to be put in place at the point of sale.
Rent	£50,000 per annum , exclusive of all other outgoings.
Gross Yield	Approx. 8.33% based on asking price and annual rent, before purchaser's costs.
Size	Approx. 6,500 sq ft (603.8 sq m) .
Tenure	Long leasehold for 200 years from 2008, subject to a nominal ground rent.
Planning Use	Stated as suitable for retail, leisure or restaurant use.
Business Rates	Rateable Value: £55,500 .
VAT	VAT is applicable at the prevailing rate.
EPC	A copy of the EPC is available on request.



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£600,000

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Viewings strictly by prior appointment.

Investor Summary

Established tenant | New 5-year lease | £50,000 p.a. rent | Approx. 6,500 sq ft | 220-250 covers | Long leasehold interest

Agency fees may apply.

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