

PROPERTY PARTICULARS INDUSTRIAL

**TREVOR
DAWSON**

COMMERCIAL PROPERTY CONSULTANTS

01254 681133
www.tdawson.co.uk

TO LET



WORKSHOP TO THE REAR OF WHALLEY RANGE BLACKBURN BB1 6BB

- Workshop and storage facility.
- Gross floor area 2,150 Sq. Ft.
- Two car parking spaces.

LOCATION

Fronting Whalley Range which links Whalley New Road (A666) with the inner ring road, Barbara Castle Way (A677), being approximately half a mile from Blackburn town centre. This is a mixed commercial area with retail, industrial and some high density residential.

DESCRIPTION

A useful workshop and storage facility with rendered brickwork elevations under a pitched profiled metal sheet roof supported upon a metal frame. Loading is via an up and over metal roller shutter door. Internally, the accommodation is open plan with a corner reception office and toilet. Good natural light.

ACCOMMODATION

The gross internal area is 2,150 sq. ft.

EXTERNALLY

There is a parking area for two vehicles to the frontage of the unit.

SERVICES

All mains services are available with the exception of gas. Three phase electricity supply. It is the incoming tenant's responsibility to verify that all appliances, services and systems are in working order, are of adequate capacity and suitable for their purpose.

RATING

We understand the 2026 rateable value to be £9,300. For details on rate payments and entitlement to Small Business Rate Relief, enquiries should be made to Blackburn Council Rates Department on 01254 585585.

PLANNING

Suitable for light business uses.

NOTE:

Our client has expressly requested that no motor trade uses will be tolerated for the site.

LEASE TERMS

Immediately available by way of a new lease for a term of years to be agreed on a full repairing and insuring basis.

RENTAL

£10,000 PER ANNUM

VAT

The rental is quoted exclusive of VAT, which if applicable will be charged at the standard rate.

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been commissioned and a copy will be made available upon request.

VIEWING

**STRICTLY BY APPOINTMENT WITH AGENTS
TREVOR DAWSON LIMITED OF CAPRICORN
HOUSE, CAPRICORN PARK, BLAKEWATER ROAD,
BLACKBURN, BB1 5QR.**

OUR REF JBR YM 2603.13725 Email jason@tdawson.co.uk





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