

PROPERTY PARTICULARS

MULTI-USE/LEISURE

**TREVOR
DAWSON**

COMMERCIAL PROPERTY CONSULTANTS

01254 681133

www.tdawson.co.uk

TO LET



FIRST AND SECOND FLOORS

12 QUEEN STREET GREAT HARWOOD BB6 7QQ

- Refurbished upper floors.
- Flexible terms.
- Suitable for office/studio/leisure (STP).
- Former bridal showroom/workshop.

LOCATION

Situated on Town Hall Square next to The Chambers in the centre of Great Harwood.

DESCRIPTION

First and second floors providing large open plan areas with side offices off, together with a large kitchen and WC.

The floors have been re-laid with laminate and the rooms redecorated.

ACCOMMODATION

First floor

Offices 1,631 sq. ft. (151.51 sq. m.)
Kitchen 329 sq. ft. (30.55 sq. m.)

Second floor

Offices 2,228 sq. ft. (206.95 sq. m.)

Total 4,188 sq. ft. (389.01 sq. m.)

Plus WCs on each floor

SERVICES

All mains services are available. There are separate electrics for each floor with gas and water combined for both floors. It is the ingoing 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

The Valuation Office confirm the current rateable value as follows:

First floor rateable value £12,500

Second floor rateable value £12,000

Queries regarding Small Business Rate Relief should be directed to Hyndburn Borough Council on 01254 388111.

PLANNING

It is the ingoing tenant's responsibility to verify that their intended use is acceptable to the local Planning Authority who can be contacted on 01254 388111.

LEASE

The premises are available by way of a new internal repairing (to include the windows) and insuring lease for a term to be agreed.

RENTAL

**£1,220 PER CALENDAR MONTH.
(£3.50 PER SQUARE FOOT, PER ANNUM)**

VAT

VAT will not be charged on the rental.

ENERGY PERFORMANCE CERTIFICATE

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

LEGAL COSTS

There is no charge for the landlord's standard agreement.

MONEY LAUNDERING

In order to comply with Anti Money Laundering Regulations a successful tenant will be requested to provide two forms of identification and details of the source of funding.

VIEWING

**STRICTLY BY APPOINTMENT WITH SOLE AGENTS TREVOR DAWSON LIMITED OF CAPRICORN HOUSE, CAPRICORN PARK, BLAKEWATER ROAD, BLACKBURN, BB1 5QR.
OUR REF SRJ YM 2606.13769 Email stephen@tdawson.co.uk**

Kitchen



First Floor



Second Floor



Misrepresentation: Trevor Dawson Ltd. for themselves and for the vendors or the lessors of this property whose agents they are give notice that i) the particulars are set out as a general outline only for guidance of the intended purchaser or lessees and do not constitute any part of an offer or contract. ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith but without responsibility and intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of them. iii) No person in the employment of Trevor Dawson Ltd. has any authority to make or give any representation or warranty whatever in relation to this property.

Trevor Dawson, Commercial Property Consultants, is a trading name of Trevor Dawson Ltd.
A company registered in England and Wales. Registered office at Capricorn House. Registered number 09533426

**TREVOR
DAWSON**

COMMERCIAL PROPERTY CONSULTANTS

01254 681133
www.tdawson.co.uk