

# TO LET

Prominent Retail Unit  
3,828 Sq Ft



## 148 HIGH STREET, BLACKBURN, LANCASHIRE, BB1 4DJ

- TO LET
- RETAIL PREMISES
- Prominent corner position in the centre of Rishton
- Available immediately
- £25,000 per annum +VAT



**148 HIGH STREET, BLACKBURN, LANCASHIRE,  
BB1 4DJ**

### Location

Situated at the traffic light junction of Blackburn Road, High Street and Harwood Road in the centre of Rishton. The property has excellent access to Junction 6 of the M65 motorway, which is approximately 2 miles from the property.

### Description

The property comprises a self contained ground floor retail premises which was previously used as a hairdresser.

The ground floor is predominantly open plan with storage and wc facilities to the rear. There is also access via a sliding door to the back.

The first floor office suites have been refurbished and provide excellent predominantly open plan space with ancillary WC and kitchen facilities.

The property would accommodate a number of alternative uses, subject to planning

Parking is available in the surrounding streets.

### Accommodation

The property has a net internal area of 3,828 sq.ft

### Tenure

Leasehold

### Lease Terms

Minimum 3 year term on full repairing and insuring terms.

### Rating

Available on request

### Legal Costs

Each party responsible for their own legal costs.

### Services

It is understood that all mains services are available to the property.

TO LET. Prominently situated retail property suitable for various uses. Available Immediately. Competitive terms

### Money Laundering Regulations

Please note that we are now required to carry out customary due-diligence on all purchasers/tenants once an offer is accepted, whereby we are required to obtain proof of identity and proof of address of the prospective purchaser/tenant.

We will then undertake an AML check via Smart Search to comply with HMRC's anti money laundering requirements.

### Additional Information

#### Rent

£25,000 Per Annum

#### Viewing

Strictly through agents  
Taylor Weaver  
(Rebecca Weaver)  
01254 699030

[rebecca@taylorweaver.co.uk](mailto:rebecca@taylorweaver.co.uk)

