

PROPERTY PARTICULARS MULTI-USE

**TREVOR
DAWSON**

COMMERCIAL PROPERTY CONSULTANTS

01254 681133

www.tdawson.co.uk

TO LET



THE MISSION ROOM 4 CHAPEL STREET SLAIDBURN BB7 3ES

- Rare commercial opportunity in this picturesque village.
- Suitable for a variety of uses (subject to planning).
- 1,575 sq. ft. with rear yard.
- No Business Rates payable under the Small Business Rate Relief Scheme.

LOCATION

Situated in the heart of the picturesque village of Slaidburn, with a substantial frontage to Chapel Street, the main thoroughfare through the village.

DESCRIPTION

Forming part of the Slaidburn Estate, a former school of traditional stone construction beneath a pitched slated roof with rear yard and outbuildings.

Internally, comprising an uninterrupted area with timber floors and rendered walls with, in addition, a first floor storage area. Toilet and kitchenette.

ACCOMMODATION

The building has a gross internal floor area of 1,450 sq. ft. with rear stores of 125 sq. ft.

SERVICES

The building has the benefit of an electricity supply and wood burner. However, 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 property is listed as having a Rateable Value of £2,950 (2026). **No rates will be payable under the Small Business Rate Relief Scheme.**

PLANNING

The immediate past use was light industrial/storage. The property lends itself to a variety of alternative uses, subject to planning.

Applicants should satisfy themselves that their intended use is acceptable to the local Planning Authority, Ribble Valley Borough Council, who can be contacted on 01200 425111.

REPAIRS

The Slaidburn Estate will be responsible for the repair and maintenance of the main structural walls and roof, with the ingoing tenant being responsible for all other repairs and improvements, including the fixtures and fittings.

VIEWING

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

OUR REF CEJ YM 2608.13786 Email caroline@tdawson.co.uk

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LEASE TERMS

A lease for a term of years to be agreed.

RENTAL

£5,500 PER ANNUM, EXCLUSIVE

VAT

VAT will not be charged on the rental.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate confirms the property has an energy rating of D (100).

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.



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