

TO LET

Secure compound/yard.
0.76 Acres



LAND AT LOWER HOLLIN BANK STREET, BLACKBURN, LANCASHIRE, BB2 4AD

- Established industrial area.
- Easy access to the national motorway network.
- Competitive rent.



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Location

The land is situated in an established industrial area just half a mile from Blackburn town centre.

It benefits from excellent transport links via the M65 motorway with junction 4 less than 2 miles from the property.

The A666/Bolton Road is 100 yards from the entrance to the property.

Description

The site was previously a former northlight mill which was demolished to create a secure yard suitable for storage purposes.

It extends to 0.756 acres and access is via Lower Hollin Bank Street.

At present no services are available to site however the landlord is prepared to install certain services if required, subject to agreement of an additional rental fee. Further details on request.

Accommodation

The site area is 0.756 acres.

Tenure

The property is available on a leasehold basis.

Lease Terms

The site is available by way of a new lease for a period of 3 years on FRI terms. The lease will be contracted outside the security of tenure provisions of the L & T Act

Rating

The property will require assessment upon occupation.

Legal Costs

Each to pay their own costs

VAT

VAT is applicable to the figures quoted in these particulars

Services

None available at present.

EPC

Not applicable.

Planning

Industrial and storage uses will be permitted. further details on request.

Availability

The property is available for immediate occupation.

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

£35,000 Per Annum

Viewing

Strictly via sole agent Taylor Weaver

Neil Weaver MRICS

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