

PROPERTY PARTICULARS INDUSTRIAL

**TREVOR
DAWSON**

COMMERCIAL PROPERTY CONSULTANTS

01254 681133
www.tdawson.co.uk

TO LET



FORMER SPEEDY HIRE PICKUP STREET FORT STREET INDUSTRIAL ESTATE BLACKBURN BB1 5DW

- Former Speedy Hire trade counter unit in prominent position on established industrial estate.
- Gross area 2,370 Sq. Ft. on 0.25 acre site.

LOCATION

Fort Street Industrial Estate is half a mile from Blackburn town centre and adjacent to the main route to Junction 6 of the M65 motorway at Whitebirk within 1.5 miles. This is a sought-after and established trade counter and industrial location. Close by operators include My Vet, Great Harwood Windows, and Johnson Plant Hire.

DESCRIPTION

Detached trade counter and warehouse outlet formerly occupied by Speedy Hire, occupying a corner position at the junction of Fort Street and Pickup Street. The unit is of traditional brick construction under a pitched asbestos concrete sheet roof supported on a steel portal frame. Internally, there is a trade counter reception with adjoining private office and thereafter leading to an open plan workshop area with toilets and separate staff kitchen. The workshop is loaded through an up and over metal roller shutter door to an expansive loading and parking area. The site is protected by metal palisade fencing and gates. The offices have a gas hot water central heating system with suspended Radiant heater units to the workshop.

Within the yard area is a standalone metal clad storage facility.

ACCOMMODATION

Workshop	1,730 sq. ft.
Trade counter and office	516 sq. ft.
Staff kitchen	124 sq. ft.
<u>Total</u>	<u>2,370 sq. ft.</u>
Metal clad external store	600 sq. ft.

EXTERNALLY

There is a part concrete and part tarmac surfaced yard and parking area which is protected by metal palisade fencing and gates.

SERVICES

All mains services are available including a three phase electricity supply. 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 premises are listed as having a rateable value of £12,750 (April 2023). Details of net payments and enquiries should be directed to Blackburn with Darwen Borough Council who can be contacted on 01254 585585.

PLANNING

The premises have been utilised as a trade counter and light industrial unit with offices for a number of years and it is thought this is the established use. Tenants are requested to verify their intended use is acceptable to Blackburn with Darwen Borough Council on 01254 585585.

LEASE

Available by way of a new lease for a term of years to be agreed with the tenant occupying on a full repairing and insuring basis.

RENTAL

£22,500 PER ANNUM

VAT

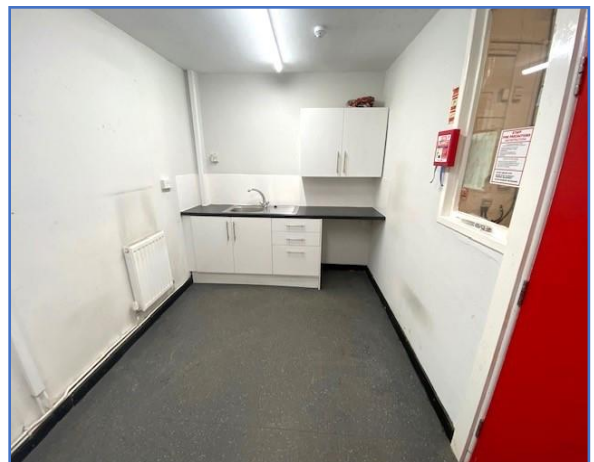
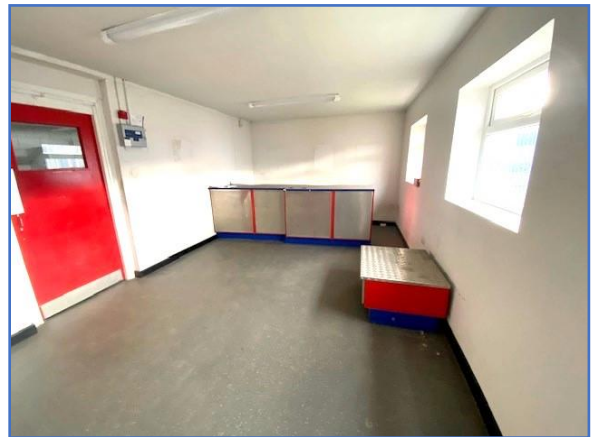
VAT is applicable to the rental at the standard rate.

ENERGY PERFORMANCE CERTIFICATE

The property has an energy rating of C (62). A copy of the certificate is available upon request.

VIEWING

STRICTLY BY APPOINTMENT WITH SOLE AGENTS TREVOR DAWSON LIMITED OF CAPRICORN HOUSE, CAPRICORN PARK, BLAKEWATER ROAD, BLACKBURN, BB1 5QR.
OUR REF JBR YM 2504.13558 Email jason@tdawson.co.uk





For identification purposes only – not to scale

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