

PROPERTY PARTICULARS INDUSTRIAL

**TREVOR
DAWSON**

COMMERCIAL PROPERTY CONSULTANTS

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www.tdawson.co.uk

TO LET



YORK MILL LIVESEY STREET RISHTON BB1 4DX

- Mainly two storey warehouse premises with yard.
- 24,995 Sq. Ft.
- Junctions 6 and 7 of the M65 within two miles.

LOCATION

Situated in the centre of Rishton, the property is accessed via Livesey Street or Cliff Street which then runs directly into High Street, the main thoroughfare through the town.

Rishton lies between Junctions 6 and 7 of the M65 motorway, each of which is less than two miles away.

DESCRIPTION

Mainly two storey premises of brickwork construction beneath a double pitched slate covered roof supported by cast iron piers at ground and first floor. Concrete ground floor. Eaves height of 4 metres with an intermediate floor of suspended timber boards.

To the end of the main two storey structure is a three storey section and adjoining tower and to the Livesey Street elevation is a showroom area with a mezzanine store above.

Loading to the cobbled surfaced yard is via two loading doors, one drive-in and the other dock level.

To the Livesey Street elevation there is a single storey office extension of brickwork beneath a flat felt covered roof and internally divided to provide reception area, general office, four private offices, kitchenette, gents and ladies toilets.

ACCOMMODATION

Ground floor warehouse including showroom	9,451 sq. ft.
First floor Offices	9,451 sq. ft. 1,601 sq. ft.
Three storey section:	
Ground floor	1,140 sq. ft.
First floor	1,140 sq. ft.
Second floor	1,140 sq. ft.
External store	1,072 sq. ft.

SERVICES

All mains services are connected. Heating to the warehouse and showroom is via gas fired hot air blowers. The offices and ground floor showroom are heated by gas fired hot water central heating installations. The first floor is sprinklered.

RATING

Currently listed in the Rating List as having a rateable value of £36,750 (2023).

PLANNING

The property has been used as a warehouse and showroom for many years. Applicants should satisfy themselves as to their proposed use by contacting the Planning Department of Hyndburn Borough Council on 01254 388111.

LEASE

Minimum five year lease on a full repairing and insuring basis.

RENTAL

£55,000 PER ANNUM

VAT

No VAT is payable.

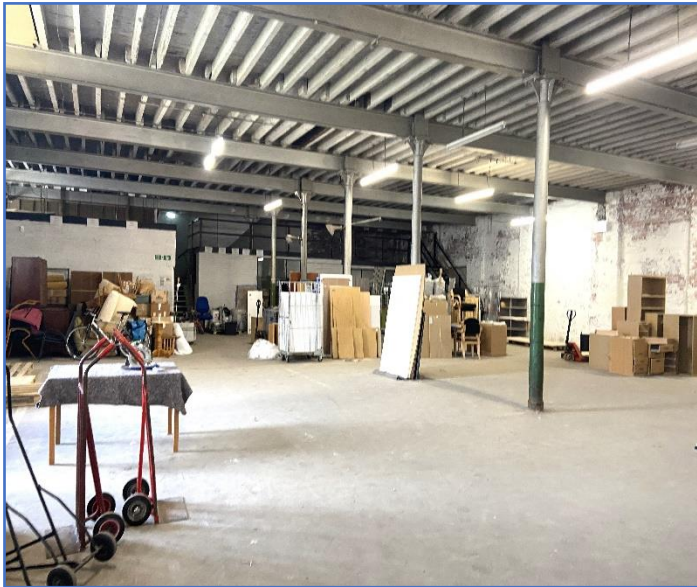
ENERGY PERFORMANCE CERTIFICATE

The property's energy rating is D (87). 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 CEJ YM 2509.13635 Email caroline@tdawson.co.uk**





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