

PROPERTY PARTICULARS INDUSTRIAL

**TREVOR
DAWSON**

COMMERCIAL PROPERTY CONSULTANTS

01254 681133

www.tdawson.co.uk

TO LET



GEORGE STREET DARWEN BB3 0DQ

- Substantial yard with workshops and offices
- 11,618 sq. ft. on a site of 0.91 acre
- Fully enclosed, surfaced site

LOCATION

Situated at the end of George Street, Darwen with access immediately off the arterial route through the centre of Darwen. Access to the M65 motorway is via the A666 to the north.

DESCRIPTION

A fully enclosed site bounded by palisade fencing with a large central serviced concrete surface and separate parking surrounding the two-storey frontal building which is constructed in brick. Single-storey outbuildings offer further storage to the rear of the site.

ACCOMMODATION

Former trade counter/storage	8,366 sq. ft.
Outbuildings	2,137 sq. ft.
Temporary structure	<u>1,115 sq. ft.</u>
<u>Total GIA</u>	<u>11,618 sq. ft.</u>

SERVICES

All mains services are understood to be connected to the site. 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 £33,250 (2023).

LEASE TERMS

For a term of years to be agreed on a full repairing and insuring basis.

RENTAL

£57,000 per annum

VAT

VAT will be charged on the rental at the current prevailing rate.

ENERGY PERFORMANCE CERTIFICATE

Main building:	Energy Rating D (77)
Storage Unit A:	Energy Rating E (109)
Storage Unit B:	Energy Rating E (113)

The certificates are available upon request.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the preparation and completion of the lease.

VIEWING

**STRICTLY BY APPOINTMENT WITH AGENTS TREVOR DAWSON LIMITED OF CAPRICORN HOUSE, CAPRICORN PARK, BLAKEWATER ROAD, BLACKBURN, BB1 5QR.
OUR REF CEJ YM 2501.13096 Email caroline@tdawson.co.uk**





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