

UNDER OFFER

High Quality Modern Mid Terrace Trade Counter/Workshop Unit
2,130 Sq Ft



A3 HULME COURT, COMMERCIAL ROAD, DARWEN, LANCASHIRE, BB3 0FE

- Established trade counter location next to Screwfix
- Easy access to J4 M65 motorway
- Modern specification



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Location

The unit is situated on the popular Blackburn Interchange Business Park, adjacent to Junction 4 of the M65 motorway.

It has excellent access to both Blackburn and Darwen.

Neighbouring occupiers include Arco, Wolsley Group, Euro Car Parts, Blackburn Service Station, Travelodge and a McDonalds restaurant. The new Screwfix store opened in early 2023

Description

The premises comprise a modern mid terraced high quality trade counter/workshop unit.

It is of steel portal frame construction, with insulated steel profile cladding to both walls and roof including double skin translucent roof panels.

It has a minimum internal eaves height of 16'8", solid concrete floor, excellent natural lighting, WC facilities and parking to the front. The unit will be offered as a shell

Accommodation

We have calculated the gross internal area of the premises to be 2,130 sq.ft

Lease Terms

The property is available by way of a new lease for a minimum period of 5 years on full repairing and insuring terms.

The service charge is £800 per annum and building insurance is £560 per annum

The rent is to be paid quarterly in advance and exclusive of the costs of occupation.

Rating

The property has a Rateable Value of £12,250

Legal Costs

Each party to be responsible for their own legal costs

VAT

VAT is applicable to the figures quoted in these particulars

Services

With the exception of gas, all mains services are available to the unit.

EPC

An EPC is available on request

Planning

The property would be suitable for most trade counter and industrial uses.

Interested parties are recommended to contact the planning department of Blackburn with Darwen Borough Council.

Availability

The property is available for occupation in January 2026

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

£18,000 Per Annum

Viewing

Strictly through agents

Taylor Weaver

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