

PROPERTY PARTICULARS

RETAIL

TREVOR DAWSON

COMMERCIAL PROPERTY CONSULTANTS

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TO LET



UNIT 2 CLEAVER STREET BLACKBURN BB1 5DG

- Two-storey showroom and office premises
- 2,622 sq. ft.
- Accessible location just off Barbara Castle Way
- Excellent parking

LOCATION

Situated on the North Eastern edge of Blackburn town centre. The property is accessed via Quarry Street which connects directly with Barbara Castle Way at the Eanam Roundabout. The M65 is within 10 minutes' drive and in the immediate vicinity are a mixture of commercial uses.

DESCRIPTION

Brick built premises of traditional construction beneath a pitched slated roof. The front elevation has a glazed entrance to the showroom with adjoining kitchen and toilets and at first floor office accommodation and mezzanine storage.

Externally the site is enclosed with 9 car parking spaces.

ACCOMMODATION

Ground Floor

Showroom and ancillary 1,762 sq. ft.

First Floor

Offices 860 sq. ft.

Total Gross Internal Area 2,622 sq. ft.

SERVICES

All mains services are connected including gas which serves central heating radiators. It is the incoming 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 £9,400 (2023).

PLANNING

Previously used as a showroom and offices. Applicants should satisfy themselves that the premises have planning for their proposed use by contacting Blackburn with Darwen Planning Department on 01254 585960.

LEASE

For a term of years to be agreed. On an internal repairing and insuring basis. Insurance is the responsibility of the landlord to be recouped directly from the tenant.

RENTAL

£35,000 PER ANNUM

VAT

VAT will be charged on the rental at the standard rate.

ENERGY PERFORMANCE CERTIFICATE

Energy rating E (110). 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.KC.2511.13673 Email caroline@tdawson.co.uk





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