

PROPERTY PARTICULARS OFFICE

**TREVOR
DAWSON**

COMMERCIAL PROPERTY CONSULTANTS

01254 681133
www.tdawson.co.uk

TO LET



FIRST FLOOR THE OLD CHAPEL OFFICES YORK STREET OSWALDTWISTLE BB5 3NU

- Fully fitted first floor office suite.
- Own front door.
- Three car parking spaces.
- 1,562 Sq. Ft.

LOCATION

Prominently situated fronting Union Road close to its junction with New Lane on the outskirts of Oswaldtwistle town centre.

DESCRIPTION

A fully fitted first floor suite of inter-connecting offices with a separate entrance off the frontal car park where the three car parking spaces are located.

Internally, fitted with carpets, suspended ceilings, double glazing and window blinds together with electric radiators.

ACCOMMODATION

Net internal area 1,562 sq. ft.

SERVICES

All mains services with the exception of gas are connected. 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

To be assessed on occupation.

PLANNING

It is the ingoing tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority, Hyndburn Borough Council, who can be contacted on 01254 388111.

LEASE

A minimum three year lease on an internal repairing basis.

The lease will be outside the Security of Tenure Provisions of the Landlord and Tenant Act 1954.

RENTAL

£10,000 PER ANNUM

INSURANCE

A contribution will be sought towards the landlord's costs of insuring the building.

VAT

VAT will not be charged on the rental.

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been commissioned and a copy will be made 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 2509.13604

Email caroline@tdawson.co.uk



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