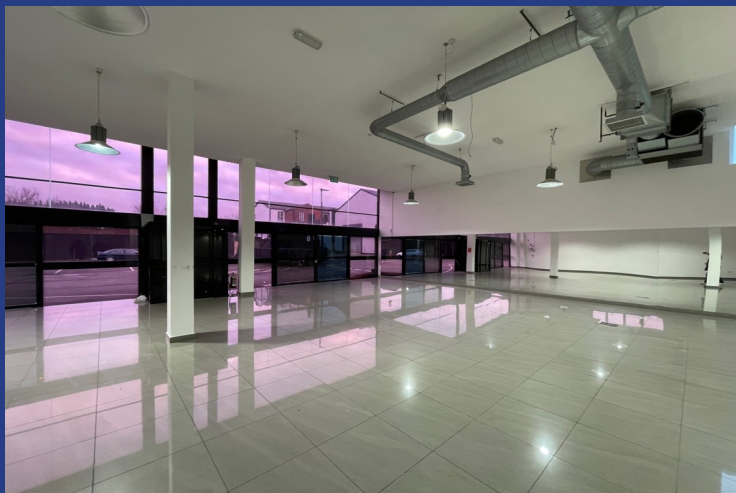


TO LET

Good Quality Workshop/Showroom Space.
3,371 - 31,233 Sq Ft



GATE STREET, BLACKBURN, LANCASHIRE, BB1 3AQ

- Excellent location close to Blackburn town centre.
- Easy access to the M65 motorway.
- Suitable for auto trade use.
- Established industrial area.



GATE STREET, BLACKBURN, LANCASHIRE, BB1 3AQ

Location

The property is situated in an established business, commercial and industrial area of Blackburn approximately 1 mile from the town centre. Junction 6 of the M65 motorway is approximately 1.5 miles from the premises.

Description

The development comprises a series of good quality retail, showroom, office and workshop space surrounding a central yard off Gate Street.

The space could be offered as a whole or alternatively sub-divided to provide space from 3,371 Sq. ft upwards.

Accommodation

The following units are available:

Showroom & Offices- GF, FF, SF & TF = 12,313 sq.ft Rent £75,000pa

Workshop 1- GF = 3,371 sq.ft Rent £35,000 pa

Workshop 2- GF = 5,389 sq.ft Rent £53,000 pa

Workshop 3- GF & FF = 10,160 sq.ft Rent £38,000 pa

Consideration would be given to letting the whole building at a rent of £150,000 pa

Lease Terms

The units are available by way of new leases for a minimum period of three years on effective full repairing and insuring terms.

Rating

Each unit will require assessment upon occupation.

Legal Costs

Each party to be responsible for their own costs.

VAT

Not applicable

Services

All mains services are available to the property. The individual units will have sub-divided/sub metered supplies

EPC

An EPC is available on request.

Planning

The property has been used as a motor trade retail showroom with ancillary industrial/workshop uses.

Interested parties are recommended to contact Blackburn with Darwen Borough Councils planning department to discuss their proposed use in greater detail.

Availability

Units are available for immediate occupation.

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

£35,000 - £150,000 Per Annum

Viewing

Strictly through agents

Taylor Weaver

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