

148 Business Centre, 148 High Street, Rishton, Blackburn, BB1 4DJ

**TO LET**



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Use - Office

Size - 300 - 950 Sq ft

- First Floor Office Accommodation
- From 300 sq.ft -950 sq.ft
- All Inclusive Rental
- Available Immediately



COMMERCIAL PROPERTY AGENTS, CHARTERED SURVEYORS AND VALUERS

[www.taylorweaver.co.uk](http://www.taylorweaver.co.uk)

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## 148 Business Centre, 148 High Street, Rishton, Blackburn, BB1 4DJ

### Location

Situated at the traffic light junction of Blackburn Road, High Street and Harwood Road in the centre of Rishton. The property has excellent access to Junction 6 of the M65 motorway, which is approximately 2 miles from the property.

### Description

The property comprises of 3 first floor office suites which have recently been refurbished to include LED lighting, carpet tile flooring and suspended ceiling.

There is also a communal kitchen and toilet.

Parking is available in the surrounding streets.

### Accommodation

The accommodation has been measured on an Net Internal Area basis is as follows

Office	Size	Rental (per annum)
Office 1	300 sq.ft	£3,000 + VAT
Office 2	500 sq.ft	£5,000 + VAT
Office 3	950 sq.ft	£9,500 + VAT

Inclusive of building insurance, service charge and utilities.

### Lease Terms

Minimum 12 month term on internal repairing and insuring terms.

### Deposit

A deposit equivalent to 2 months rent is required to be paid in advance.

### Rating

Each suite to separately assessed.

It is anticipated that subject to certain conditions small business rates relief will be available to the occupier.

### Legal Costs

Each party responsible for their own legal costs.

### VAT

VAT is applicable

### Services

It is understood that all mains services are available to the property.

### Viewing

Strictly through agents  
Taylor Weaver  
(Rebecca Weaver)  
01254 699030

