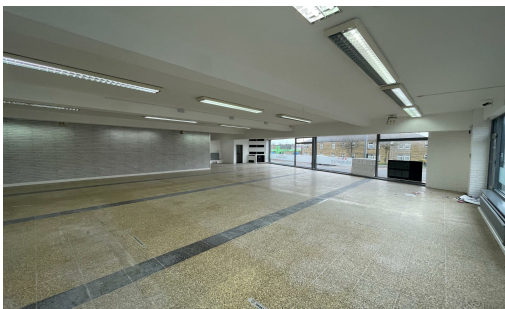


148 High Street, Rishton, Blackburn, BB1 4DJ

**TO LET**



## TO LET

Use - Office, Retail

Size - 3,828 Sq ft

Rent - £25,000 per annum + VAT

- RETAIL PREMISES
- Prominent corner position in the centre of Rishton
- Available immediately
- £25,000 per annum +VAT



COMMERCIAL PROPERTY AGENTS, CHARTERED SURVEYORS AND VALUERS

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

Telephone: 01254 699030

Email: [info@taylorweaver.co.uk](mailto:info@taylorweaver.co.uk)

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 a self contained ground floor retail premises which was previously used as a hairdresser.

The ground floor is predominantly open plan with storage and wc facilities to the rear. There is also access via a sliding door to the back.

The first floor office suites have been refurbished and provide excellent predominantly open plan space with ancillary WC and kitchen facilities.

The property would accommodate a number of alternative uses, subject to planning

Parking is available in the surrounding streets.

## Accommodation

The Accomodation is arranged as follows

Ground Floor	Retail		2,078 sq.ft
First Floor	Offices	Suite 1	800 sq.ft
		Suite 2	950 sq.ft
Total			3,828 sq.ft

## Tenure

Leasehold

## Rental

£25,000 per annum + VAT

## Lease Terms

Minimum 3 year term on full repairing and insuring terms.

## Rating

Available on request

## Legal Costs

Each party responsible for their own legal costs.

## VAT

Vat is applicable to figures quoted in these details

## Services

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

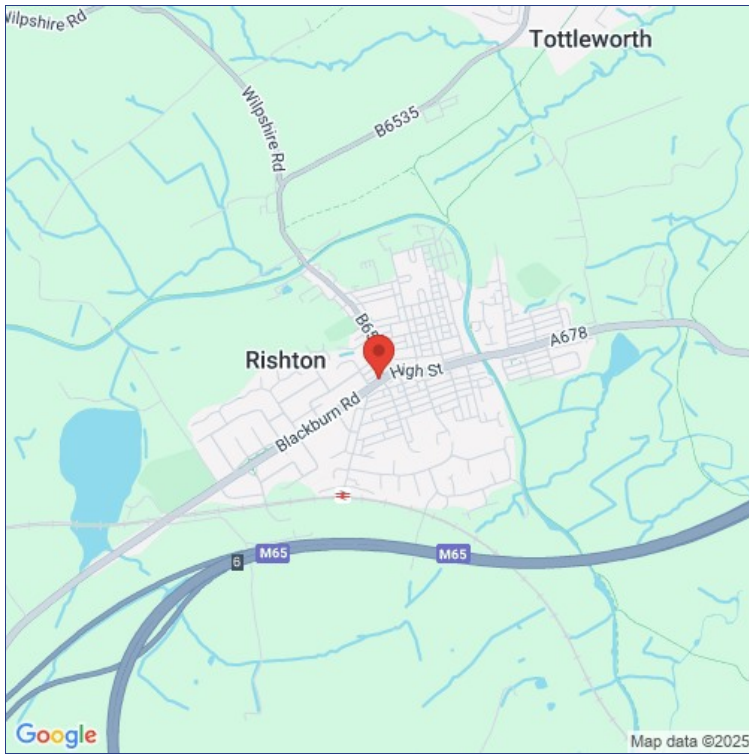
## EPC

An EPC is available on request

## Viewing

Strictly through agents  
Taylor Weaver  
(Rebecca Weaver)  
01254 699030

148 High Street, Rishton, Blackburn, BB1 4DJ



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