

19 Spring Street, Rishton, Blackburn , BB1 4LN



FOR SALE or TO LET

Use - Industrial

Size - 1,776 Sq ft

Rent - £9,000 per annum

Price - £110,000

- Detached Workshop/Warehouse Premises
- Approximately 2 miles from J6 of M65
- Suitable for a number of uses



COMMERCIAL PROPERTY AGENTS, CHARTERED SURVEYORS AND VALUERS

www.taylorweaver.co.uk

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Location

The property is situated close to the centre of Rishton with prominent frontage to Spring Street

The property is situated within 2 miles of J6 of the M65 motorway and approximately 5 miles from Blackburn.

Description

The property comprises a detached workshop premises with offices extending to 1,776 sq.ft

It is of rendered brickwork construction under a pitched asbestos panelled roof. In addition there is single storey extension of a similar rendered brick work under a sloping mono pitch roof.

The property also benefits from a sliding timber loading door (off Brook Street) and internally it has solid brick flooring and wc facilities.

Internally there is a mezzanine of 243 sq.ft providing additional storage.

Accommodation

We have calculated that Gross Internal Area is 1,776 sq.ft (including a 243 sq.ft mezzanine)

Price

£110,000

Tenure

Long Leasehold

Rental

£9,000 per annum

Lease Terms

The property is available to lease for a minimum period of 3 years on full repairing and insuring terms

Deposit

Subject to tenant status a deposit equating to a minimum of 3 months will be required.

Legal Costs

Each party to be responsible for their own legal costs.

Rating

We have been unable to identify the Rateable Value but would expect that eligible business may be able to claim small business relief. Further details on request.

VAT

We have been informed by the client that VAT is not applicable

Services

It is understood that all main services are connected to the premises.

Viewing

Strictly through agents

Taylor Weaver

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