

# 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

Telephone: 01254 699030

Email: info@taylorweaver.co.uk



# 19 Spring Street, Rishton, Blackburn, BB1 4LN

#### 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

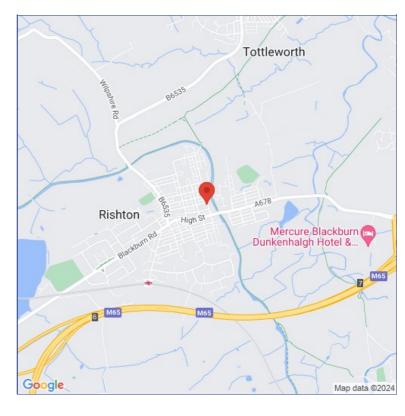
We have been informed by the client that VAT is not applicable

#### Services

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

## Viewing

Strictly through agents
Taylor Weaver
Contact: Rebecca Weaver
01254 699030
rebecca@taylorweaver.co.uk



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