

Higher Audley Street, Blackburn, BB1 1JB

TO LET



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Use - Office

Size - 790 Sq ft

Rent - £7,500 per annum (+VAT)

- First Floor Office Accommodation
- Available Immediately
- Close Proximity to Blackburn Town Centre



COMMERCIAL PROPERTY AGENTS, CHARTERED SURVEYORS AND VALUERS

www.taylorweaver.co.uk

Telephone: 01254 699030

Email: info@taylorweaver.co.uk

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Location

The building is situated close to Blackburn town centre off Higher Audley Street/A6078, which links directly with Carl Fogarty way and junction 6 of the M65 motorway.

The property is close to Blackburn town centre with the Peel Centre retail park a short walk away which is home to occupiers such as Vue Cinema, Nando's, Pizza Hut amongst many others.

Blackburn train station is also less than 1 mile from the subject property.

Description

The property is an office/ retail premises with the ground floor being occupied by Carpet Kingdom.

The first floor office has been refurbished to a good standard and benefit from self contained kitchen, toilet facilities, carpeted floor and LED lighting.

Accommodation

The property has a Net Internal Area of 790 sq.ft

Rental

£7,500 per annum (+VAT)

Lease Terms

A lease for an initial term of 3 years on an effective full repairing and insuring lease. The rent to be paid monthly in advance.

Service Charge

To be levied on the occupier of the property. Further details on request.

Building Insurance

Landlord to insure the building and charge the premium to the tenant. Further details on request

Deposit

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

Rating

The property is to be reassessed. Further details on request. We would expect the Rateable Value to be under the threshold for small business rates relief.

Legal Costs

Each Party to be responsible for their own legal costs

VAT

VAT is applicable to the figures quoted in these particulars

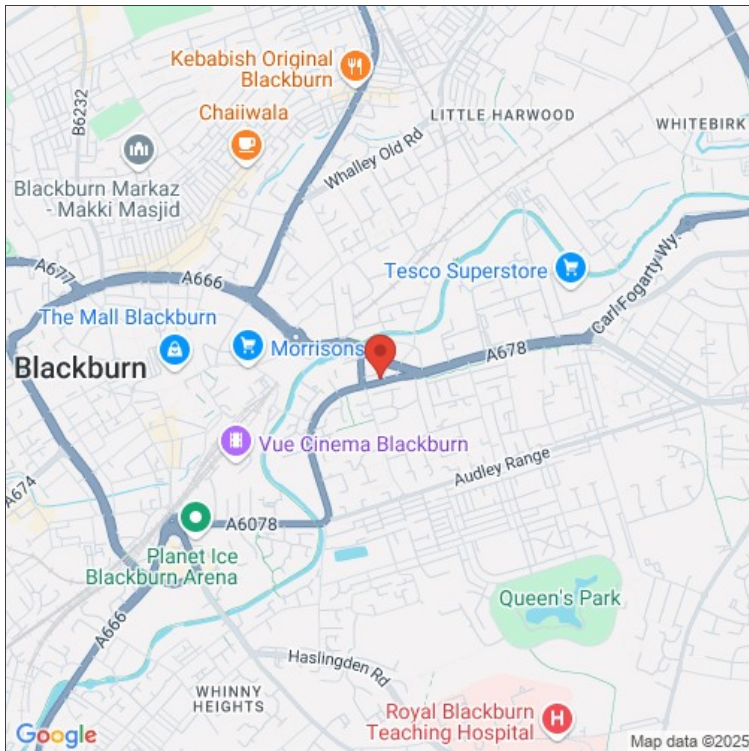
Services

It is understood that all mains services (with the exception of gas) are connected to the property.

Viewing

Strictly through agents
Taylor Weaver
(Rebecca Weaver)
01257 204 900

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