

Shackleton Point, Dock Street, Blackburn, BB1 3AT



FOR SALE or TO LET

Use - Industrial

Size - 12,875 Sq ft

Rent - £115,000 per annum + VAT

Price - £1,750,000 + VAT

- FOR SALE / TO LET
- New Industrial / Trade Counter Units
- 12,875 sq ft / 1,196 sq. m.
- Close to Blackburn town centre
- Located directly off the A6078 (Higher Eanam)



COMMERCIAL PROPERTY AGENTS, CHARTERED SURVEYORS AND VALUERS

www.taylorweaver.co.uk

Telephone: 01254 699030

Email: info@taylorweaver.co.uk

Shackleton Point, Dock Street, Blackburn, BB1 3AT

Location

The new industrial development will be located directly off Higher Eanam (A6078) close to Blackburn town centre and Junction 6 of the M65 motorway.

The surrounding occupiers are a mix of retail and industrial businesses.

Higher Eanam is one of the main link roads with high levels of passing traffic both in and out of Blackburn town centre.

The site sits 200m away from Barbara Castle Way, which is the main ring road Blackburn town centre.

Please see location plan.

Description

The site will be constructed on a steel portal frame with insulated profile steel cladding to both walls and a mono pitched roof, including double skin translucent panels. The property will have an internal eaves height of 6m.

The site will comprise a single 12,875 sq.ft unit with a large yard/car parking area to the front and side of the building.

Price

£1,750,000 + VAT

Tenure

Leasehold / Freehold

Rental

£115,000 per annum + VAT

Lease Terms

The premises will be available to lease for a minimum term certain of 5 years. The tenant will occupy on effective full repairing and insuring terms and will be responsible for the usual occupier's costs, to include business and water rates, electricity and gas.

A service charge will be levied to cover the costs of maintenance of the external areas, which will be shared between the tenants on a pro rata floor area basis.

Legal Costs

Each party to be responsible for their own legal costs.

Rating

The unit will require rating assessment once complete.

Money Laundering Regulations

Please note we are now required to carry out customer due diligence on all purchasers once an offer is accepted, whereby we are required to obtain proof of identity and proof of address of the prospective purchaser

Services

All mains services (including gas) will be connected to the property. Heating and lighting details for the warehouse area are available on request.

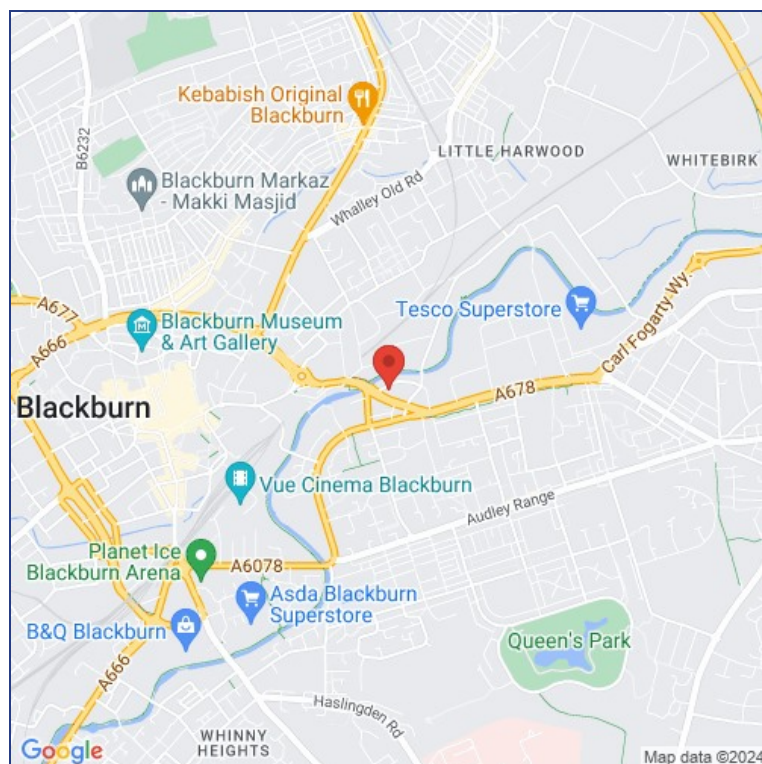
Viewing

Strictly through sole agents

Taylor Weaver

(James Taylor)

01254 699030



www.taylorweaver.co.uk

Telephone: 01254 699030



Email: info@taylorweaver.co.uk

Taylor Weaver is a trading name of Taylor Weaver Limited. Registered Office: Unit 17 Trident Park, Trident Way, Blackburn BB1 3NU – Company Registration No. 04132040. MISREPRESENTATION ACT: Taylor Weaver (and their joint agents where applicable) for themselves and for the vendors or lessors of this property for whom they act, give notice that: (i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants and do not constitute the whole or any part of an offer or contract; (ii) Taylor Weaver cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein, and prospective purchasers or tenants must not rely on them as a statement of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of Taylor Weaver (and their joint agents where applicable) has any authority to make any representation or warranty to enter into any contract whatever in relation to the property; (iv) prices or rents quoted in these particulars may be subject to VAT in addition; (v) Taylor Weaver will not be liable in negligence or otherwise for any loss arising from the use of these particulars.