

TAYLOR WEAVER

CHARTERED SURVEYORS

The Stables Business Park, Eanam, Blackburn, Lancashire BB1 5BY



TO LET

Small Industrial / Storage Units

From 236 sq ft to 1,922 sq ft

- Fully refurbished
- Former historic stables premises
- Flexible lease terms
- All inclusive rentals
- Prominent location close to Blackburn town centre

Location

The property is situated on Eanam, approximately 0.5 miles from Blackburn town centre and within 2 miles of Junction 6 of the M65 motorway.

Description

The property comprises the former Daniel Thwaites stables premises which have been sub-divided to provide a series of small industrial/storage units from 236 sq.ft up to 1,922 sq.ft.

The units will be fully refurbished, have individual loading access and would ideally suit small or growing business seeking occupation within a historic location.

There are on site shared WC facilities available for tenants' use.

Accommodation

The accommodation schedule is as follows :

Type	Unit No	Size	Rent
Office	Unit 1	157 sq.ft	£2,500 pa
Industrial	Unit 2	436 sq.ft	£5,450 pa

Unit 3	287 sq.ft	£4,300 pa	
Unit 4	308 sq.ft	£4,600 pa	
Unit 5	457 sq.ft	£5,700 pa	
Unit 6	238 sq.ft	£3,570 pa	
Unit 7	236 sq.ft	£3,540 pa	
Unit 8	516 sq.ft	£6,460 pa	
Unit 9	281 sq.ft	£4,215 pa	
Unit 10	424 sq.ft	£5,300 pa	
Unit 11	1,922 sq.ft	£20,000 pa	
Unit 12	240 sq.ft	£3,600 pa	
Storage	First Floor	3,400 sq.ft	£10,000 pa

The rents are inclusive of the following :

- Rent
- Service charge
- External repairs
- Building insurance
- Electricity
- Signage
- Landscaping
- Management

The rent is subject to VAT at the prevailing rate

Services

It is understood that each unit will have an electricity supply

Rating

The whole property will require re-assessment upon sub-division.

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RICS

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Central Lancs Office: Suite A10 Arundel House, Ackhurst Business Park, Chorley, PR7 1NY

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It is however anticipated that all the units will be assessed below the current rateable value threshold of £12,000 and therefore eligible businesses will be able claim small business rates relief and occupy the premises business rates free.

Lease Terms

Minimum 12 months agreements.

EPC

An EPC is available on request

Excluded Uses

It is understood that uses associated with motor trade, such as car valeters, washers, MOT garage, car wrap etc. will not be permitted.

Deposit

A minimum deposit of £500 will be required.

Rental

See schedule

Availability

The units will be available in early Summer 2019

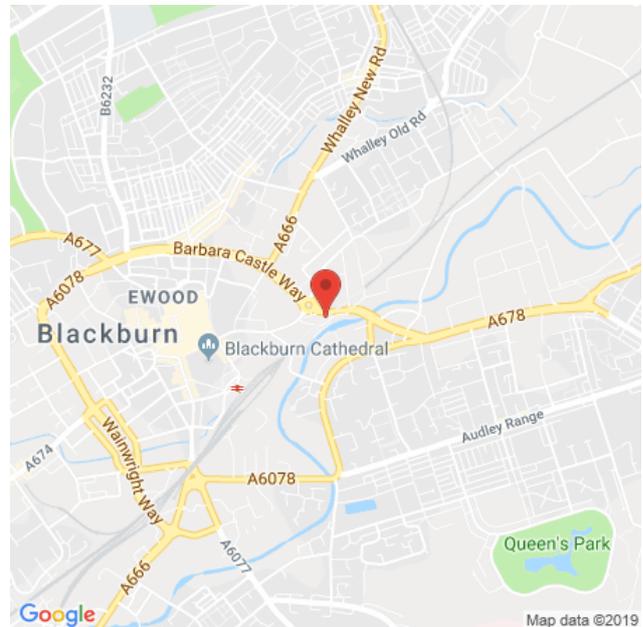
Planning

Interested parties are recommended to contact the planning department at Blackburn with Darwen Borough Council to discuss their proposed uses in greater detail.

Viewing

Strictly through agents

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(Neil Weaver)
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