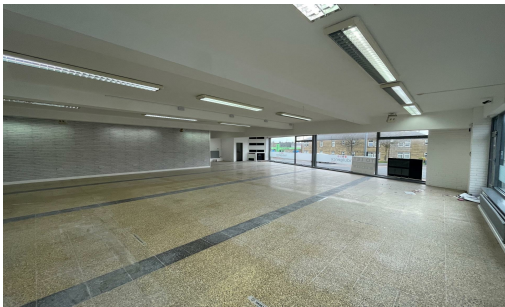


148 High Street, Rishton, Blackburn, BB1 4DJ

TO LET



TO LET

Use - Office, Retail

Size - 3,828 Sq ft

Rent - £25,000 per annum + VAT

- RETAIL PREMISES
- Prominent corner position in the centre of Rishton
- Available immediately
- £25,000 per annum +VAT



RICS

COMMERCIAL PROPERTY AGENTS, CHARTERED SURVEYORS AND VALUERS

www.taylorweaver.co.uk

Telephone: 01254 699030

Email: info@taylorweaver.co.uk

148 High Street, Rishton, Blackburn, BB1 4DJ

Location

Situated at the traffic light junction of Blackburn Road, High Street and Harwood Road in the centre of Rishton. The property has excellent access to Junction 6 of the M65 motorway, which is approximately 2 miles from the property.

Description

The property comprises a self contained ground floor retail premises which was previously used as a hairdresser.

The ground floor is predominantly open plan with storage and wc facilities to the rear. There is also access via a sliding door to the back.

The first floor office suites have been refurbished and provide excellent predominantly open plan space with ancillary WC and kitchen facilities.

The property would accommodate a number of alternative uses, subject to planning

Parking is available in the surrounding streets.

Accommodation

The Accommodation is arranged as follows

Ground Floor	Retail		2,078 sq.ft
First Floor	Offices	Suite 1	800 sq.ft
		Suite 2	950 sq.ft
Total			3,828 sq.ft

Tenure

Leasehold

Rental

£25,000 per annum + VAT

Lease Terms

Minimum 3 year term on full repairing and insuring terms.

Rating

Available on request

Legal Costs

Each party responsible for their own legal costs.

VAT

Vat is applicable to figures quoted in these details

Services

It is understood that all mains services are available to the property.

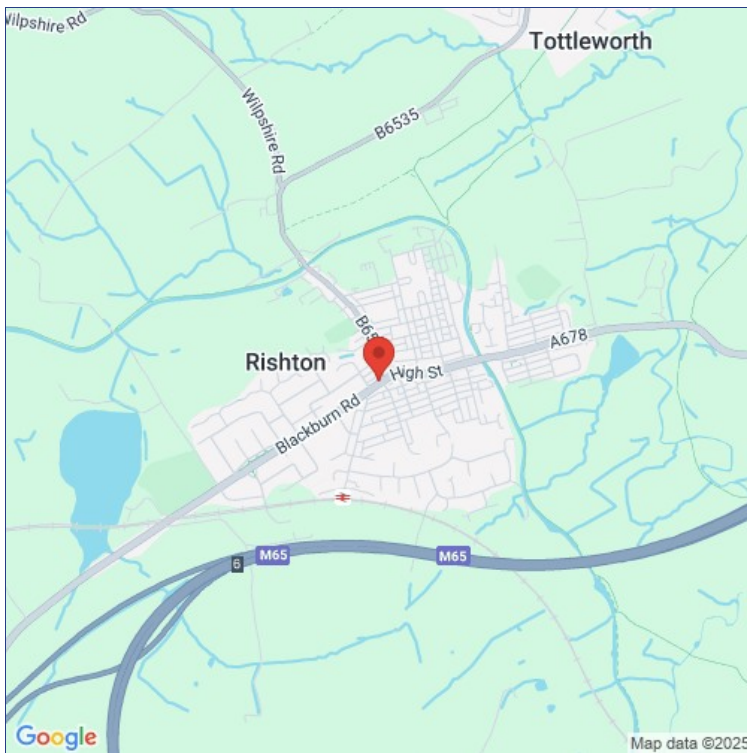
EPC

An EPC is available on request

Viewing

Strictly through agents
Taylor Weaver
(Rebecca Weaver)
01254 699030

148 High Street, Rishton, Blackburn, BB1 4DJ



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Email: info@taylorweaver.co.uk

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