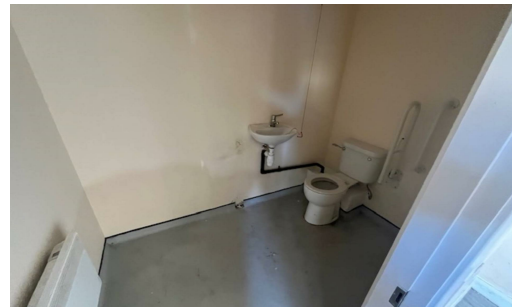
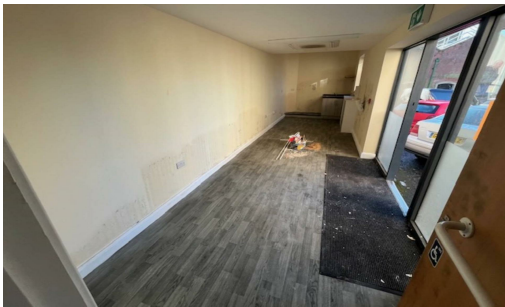


The Cabin, Railway Road, Blackburn, BB1 1EZ



FOR SALE or TO LET

Use - Office, Retail

Size - 232 Sq ft

Rent - £7,000 per annum.

Price - Offers over £65,000 are sought.

- Detached Retail Premises In Prominent Position
- Freehold opportunity
- Excellent location next to Blackburn railway station



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 property is situated on Railway Road in Blackburn town centre.

Nearby occupiers include Blackburn Railway Station, Premier Inn, Capita and Morrisons Supermarket.

Description

The property comprises a freehold single storey detached retail unit extended to 232 sq. ft.

It is of rendered brick work construction under a pitched roof. Internally it is open plan with a separate wc.

Accommodation

The accommodation provides 232 sq. ft.

Price

Offers over £65,000 are sought.

Tenure

Understood to be freehold.

Rental

£7,000 per annum.

Lease Terms

The property is available by way of a new lease for a minimum period of 3 years on full repairing terms.

The tenant would be responsible for the usual occupiers costs to include water rates, electricity and gas if applicable.

Legal Costs

Each party is responsible for their own legal costs.

Rating

We have been unable to identify a Rateable Value for the property but expect it to benefit from small business rates relief.

EPC

Due to the size of the building an EPC is not required.

VAT

To be confirmed

Money Laundering Regulations

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

We will then undertake an AML check via Smart Search to comply with HMRC's anti money laundering requirements.

Availability

The property is available for immediate occupation.

Services

All mains services are connected to the property with the exception of gas.

Planning

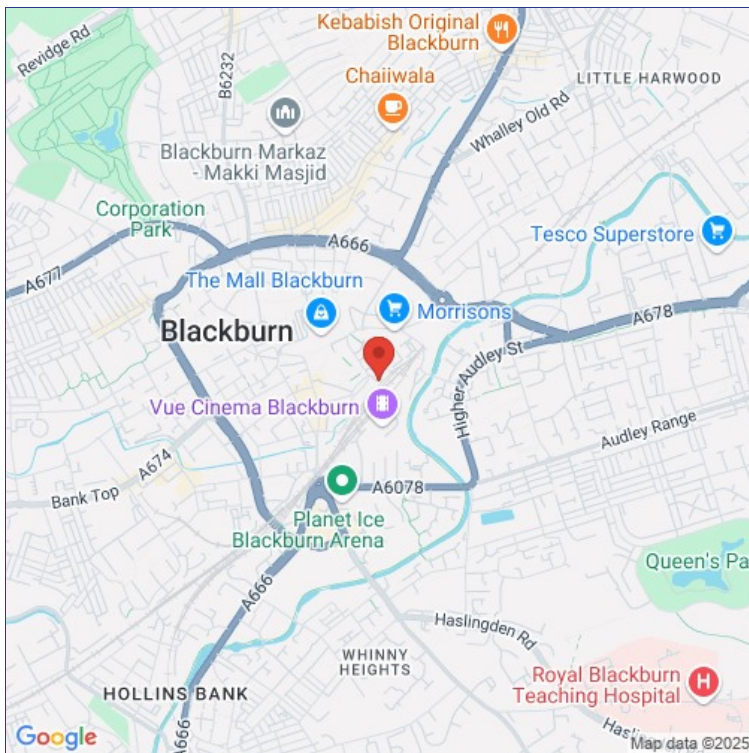
The property has been used as a convenience store for a number of years however other uses would be considered appropriate, subject to planning

Interested parties are recommended to contact the local planning authority for further information.

Viewing

Strictly via sole agent Taylor Weaver
Neil Weaver MRICS
Tel: 01254 699 030

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