

Unit 2, Harwood Road, Rishton, BB1 4DJ

**TO LET**



## TO LET

**Use** - Retail

**Size** - 2,000 Sq ft

**Rent** - £15,000 per annum + VAT

- TO LET - Rent reduced to £15,000 p.a. + VAT
- 2,000 sq. ft. refurbished retail unit
- Immediately next door to Co-Op
- Parking available on site



COMMERCIAL PROPERTY AGENTS, CHARTERED SURVEYORS AND VALUERS

[www.taylorweaver.co.uk](http://www.taylorweaver.co.uk)

Telephone: 01254 699030

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## Unit 2, Harwood Road, Rishton, BB1 4DJ

### Location

Situated close to the centre of Rishton next to the Cooperative Convenience Store in a prominent position with frontage to Harwood Road. The property is situated within 2 miles of J6 of the M65 motorway and approximately 5 miles from Blackburn.

### Viewing

Strictly through sole agents  
Taylor Weaver  
(James Taylor)  
01254 699030

### Description

The property comprises part retail and storage space of the former Bentley dealership and following refurbishment will provide good quality space with extensive glazed frontage, tiled floor and wc facilities (to be constructed).

### Accommodation

Arranged on the ground floor it provides 2,000 sq.ft of space

### Tenure

Leasehold

### Rental

£15,000 per annum + VAT

### Lease Terms

The unit is available by way of a new lease for a minimum period of 5 years on full repairing and insuring terms. The rent is subject to Vat at the prevailing rate. Rent is exclusive of occupiers costs and is payable quarterly in advance.

### Service Charge

Levied on occupiers. Full details upon request.

### Deposit

A deposit of £5000 is required

### Rating

To be assessed on occupation

### Legal Costs

Each party to pay their own costs

### Services

With the exception of gas all mains services are available.

### EPC

Available upon request

### Planning

Interested parties are recommended to speak to Hyndburn Council to discuss their proposed use.

It should be noted that the following uses will not be allowed; sandwich shop, newspaper outlet, sale of alcohol, bakery, convenience store and sale of frozen foods.



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