

TO LET **DUE TO RELOCATION**
HIGH QUALITY TRADE COUNTER/
INDUSTRIAL UNIT

Eddisons

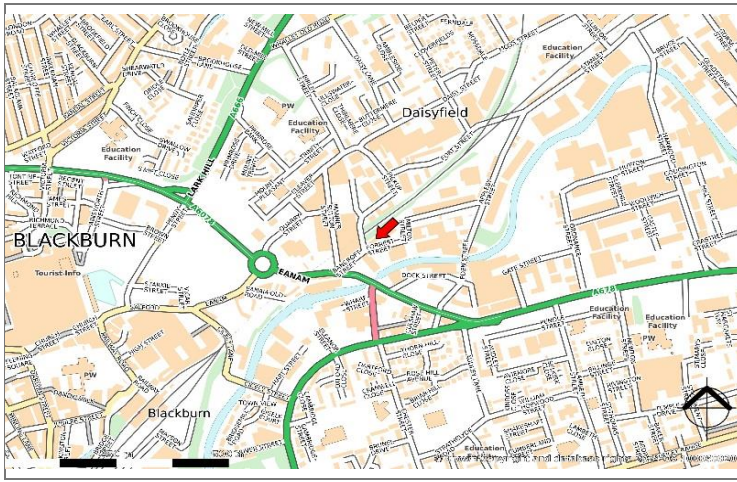


1 FORREST STREET, BLACKBURN, BB1 3BB

RENTAL ON APPLICATION

- High quality trade counter.
- On an established industrial estate.
- Good yard/parking available.

AVAILABLE SPACE
165.83m² (1,785sq ft)



LOCATION

The property is well located on the junction of Forrest Street and Birley Street, being less than 1 mile out of Blackburn city centre and just off the A666/Eanam ring road.

Junction 6 of the M65 is just approximately 2 miles in distance and therefore the site is well located for motorway access/distribution.

DESCRIPTION

The premise comprises of a single storey steel framed industrial/trade counter unit under a single bay roof. Eaves height c3.9m rising to c5.5m. The walls are clad in profiled metal sheeting and facing brickwork.

Concrete floor divided into:-

- i) Showroom/Trade Counter area
- ii) Open general office
- iii) Warehouse Area
- iv) Private Office/Meeting Room
- v) Kitchen
- vi) Toilet

The overall approximate GIA is 1,785sq.ft.

Externally the property is served by a surfaced forecourt parking and yard area.

All mains services are connected. The warehouse is heated by a gas fired radiant heater and the offices by electric wall convector heaters.

RATEABLE VALUE

Description / Warehouse and Premises
Rateable value / £9,000

EPC

An EPC has been commissioned.

VAT

Prices and rental are exclusive of VAT if chargeable.

TERMS

The property is available on a new full repairing and insuring basis on terms to be agreed.

Rental on application.

LEGAL COSTS

The incoming tenant will be responsible for both parties legal costs incurred in this transaction.

VIEWING

By prior arrangement with the agents:

Eddisons
Tel / 01274 734101
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SUBJECT TO CONTRACT
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Eddisons

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