

PROPERTY PARTICULARS

INDUSTRIAL

TO LET

**TREVOR
DAWSON**

COMMERCIAL PROPERTY CONSULTANTS

01254 681133

www.tdawson.co.uk



DOVE COTTAGE MILL
DOVE LANE
OFF DUCKWORTH STREET
DARWEN
BB3 1AR

- FINALISING REFURBISHMENT
- GROUND AND FIRST FLOORS AVAILABLE ON A FLOOR-BY-FLOOR BASIS
- STUDIO/LIGHT INDUSTRIAL SPACE
- 3,906 SQ. FT.

LOCATION

Situated off Dove Lane, Duckworth Street, opposite the Methodist Church and Formula One Auto Centre in an area of mixed use. Community parking is nearby on the Dove Lane Car Park.

DESCRIPTION

The ground and first floors of a three-storey former mill building constructed in stone with rendered elevations beneath a mono pitch slate clad roof. Access is directly off Duckworth Street and Dove Lane.

The accommodation has undergone a refurbishment programme with new windows and LED lighting. Open plan floors with supporting columns and panel heating.

WCs on each floor.

ACCOMMODATION

The gross internal areas are as follows:

Ground floor	1,953 sq. ft.
First floor	1,953 sq. ft.

SERVICES

All mains services are available. It is the ingoing tenant's responsibility to verify that all appliances, services and systems are in working order, are of adequate capacity and suitable for their purpose.

PLANNING

Previously used as light industrial use. Prospective tenants should verify that their intended use is acceptable to the local Planning authority who can be contacted on 01254 585585.

RATING

The property is not currently assessed for rating purposes.

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate will be commissioned and will be made available upon request.

LEASE

Internal repairing and insuring lease of property as a whole or on a floor-by-floor basis.

RENTAL

Ground floor:	£12,000 per annum.
First floor:	£12,000 per annum

VAT

VAT will not be charged on the rental.



Ground Floor



First Floor

VIEWING

STRICTLY BY APPOINTMENT WITH SOLE AGENTS TREVOR DAWSON LIMITED OF CAPRICORN HOUSE, CAPRICORN PARK, BLAKEWATER ROAD, BLACKBURN, BB1 5QR.

OUR REF CEJ 1907.12382

Email caroline@tdawson.co.uk

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