

Pleasington Golf Club, Suite 2, First Floor Office, Pleasington Lane, Blackburn, BB2 5JF

TO LET



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Use - Office

Size - 1,127 Sq ft

Rent - £12,500 per annum.

- Good Quality First Floor Office Suite
- Picturesque location with views across the golf course
- Ample parking
- Competitive rental



COMMERCIAL PROPERTY AGENTS, CHARTERED SURVEYORS AND VALUERS

www.taylorweaver.co.uk

Telephone: 01254 699030

Email: info@taylorweaver.co.uk

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Location

Pleasington Golf Club is located in the centre of the village of Pleasington which lies approximately 3 miles South West of Blackburn town centre.

Motorway access is available via junction 3 of the M65 motorway which lies approximately 1 mile South West of the property.

Description

The property comprises the first floor office suite which enjoys a fantastic view overlooking the 18th green.

Access to the accommodation is via a staircase adjacent to the professional shop, leading to a pleasant open plan reception/meeting area.

Internally the suite benefits from carpet tile floors, LED lighting, double glazed windows and gas fired central heating.

The space is partitioned to provide 2 large individual offices with ancillary storage accommodation.

Externally there is ample on site parking with 3 dedicated parking spaces available for the suite.

Accommodation

We have calculated the net internal area of the premises to be as follows:

Ground Floor	Entrance Area	
First Floor	Offices	997 sq.ft
	Storage Room	130 sq.ft
Total		1,127 sq.ft

Rental

£12,500 per annum.

Lease Terms

The premises are to be let for a minimum period of 3 years with the tenant occupying on an internal repairing basis only.

Service Charge

An additional charge to include heating, lighting, service charge, cleaning of the common areas and building insurance etc is levied on occupiers in the building. It is anticipated that this costs will be in the region of £8.50 per sq.ft. Further details on request.

The tenant will be responsible for installing their own broadband/telecom systems.

Deposit

Subject to status a deposit equating to 3 months rent would be required from the ingoing tenant.

Rating

It is understood that the suite has a rateable value of £5,600 and therefore eligible businesses will be able to claim full small business rates relief.

Legal Costs

Each party is to be responsible for their own legal costs.

VAT

VAT is applicable to figures quoted in these particulars.

Services

All mains services are available to the suite with gas fired central heating throughout.

EPC

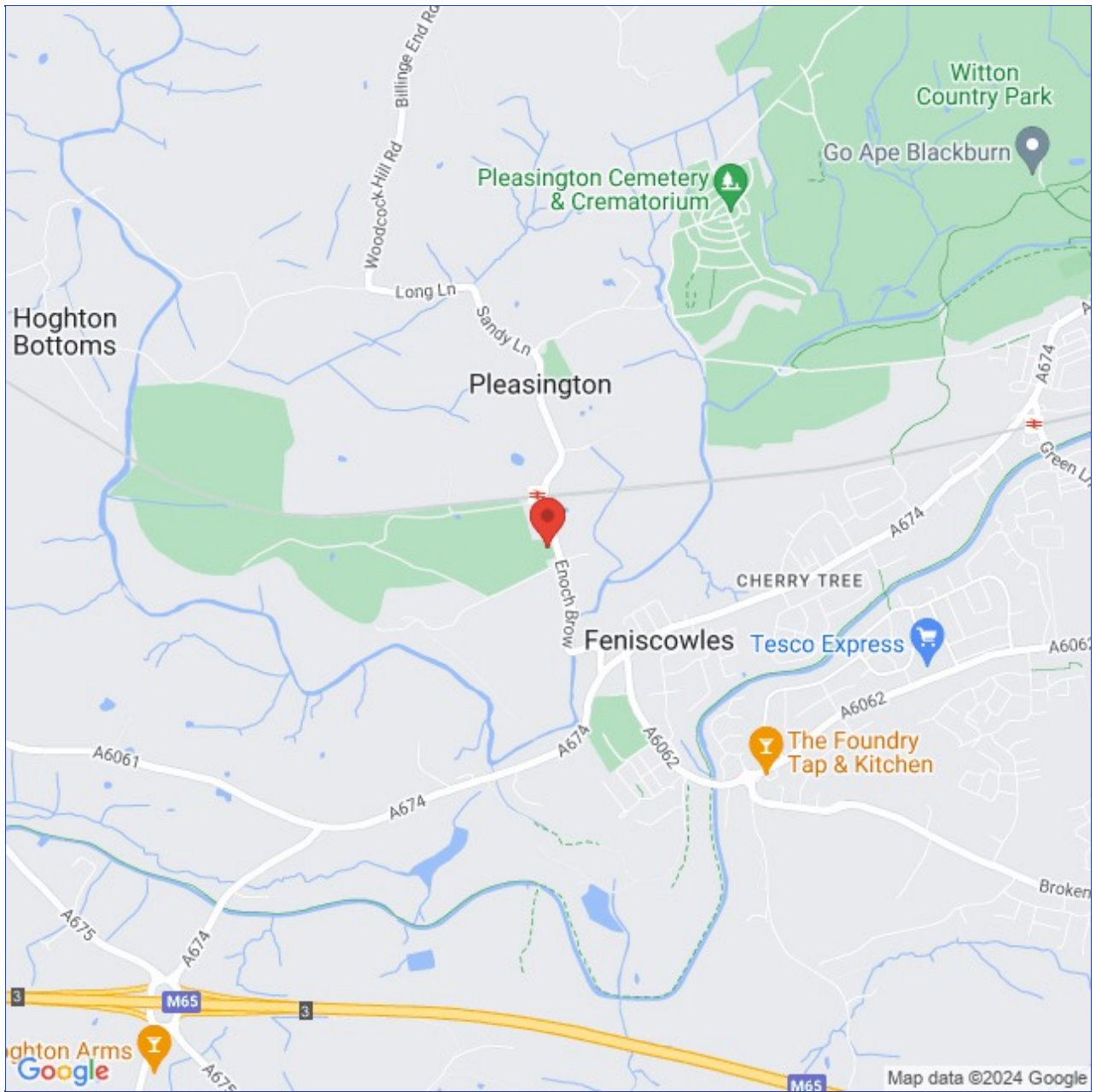
An EPC is available on request.

Viewing

Strictly via sole agent Taylor Weaver

Neil Weaver MRICS

Tel: 01254 699 030



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