

Yard Area, Bolton Road Freight Terminal, Blackburn , BB2 3PX

TO LET



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Use - Commercial Land

Size - 1.15 Acres

Rent - £37,500 per annum plus VAT.

- Yard Area 1.154 Acres
- Good access to Blackburn town centre
- Secure site
- Junction 5 of the M65 motorway is approximately 2 miles



COMMERCIAL PROPERTY AGENTS, CHARTERED SURVEYORS AND VALUERS

www.taylorweaver.co.uk

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Location

The property is situated on the edge of Blackburn town centre on a mixed industrial, commercial and retail area.

Junction 5 of the M65 is approximately 2 miles from the property.

The site is immediately adjacent to the Blackburn to Preston railway line.

Description

The property comprises a level parcel of land ideally suited for storage/haulage use.

There are no services on site and any security barriers will need to be installed by the ingoing occupier.

Accommodation

The yard area is 1.154 acres

Rental

£37,500 per annum plus VAT.

Lease Terms

The site is available by way of a lease for a maximum period of 2 years on full repairing and insuring terms.

The lease will be granted outside the security of tenure provisions of the Landlord & Tenant Act 1954. Further details are available on request.

Rating

The site will require assessment upon occupation. Further details on request.

Legal Costs

The ingoing tenant to be responsible for the landlords reasonable legal costs.

VAT

VAT is applicable to figures quoted in these particulars.

Services

There are no services to site.

Viewing

Strictly via sole agent Taylor Weaver

Neil Weaver MRICS

Tel: 01254 699 030

