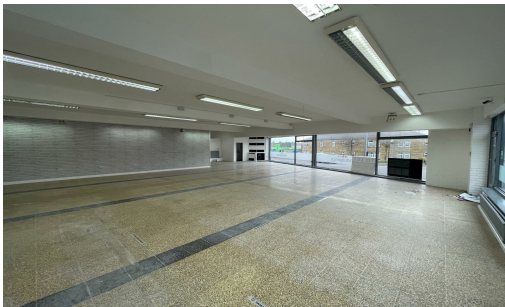


148 High Street, Rishton, Blackburn, BB1 4DJ

**TO LET**



## TO LET

Use - Office, Retail

Size - 2,078 Sq ft

Rent - £14,000 per annum + VAT

- GROUND FLOOR RETAIL PREMISES
- Prominent corner position in the centre of Rishton
- Available immediately
- Rental reduction to £14,000 pa + VAT



COMMERCIAL PROPERTY AGENTS, CHARTERED SURVEYORS AND VALUERS

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

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## 148 High Street, Rishton, Blackburn, BB1 4DJ

### Location

Situated at the traffic light junction of Blackburn Road, High Street and Harwood Road in the centre of Rishton. The property has excellent access to Junction 6 of the M65 motorway, which is approximately 2 miles from the property.

### Description

The property comprises a self contained ground floor retail premises which was previously used as a hairdresser.

The ground floor is predominantly open plan with storage and wc facilities to the rear. There is also access via a sliding door to the back.

The property would accommodate a number of alternative uses, subject to planning

Parking is available in the surrounding streets.

### Accommodation

The ground floor retail has a net internal area of 2,078 sq.ft

### Tenure

Leasehold

### Rental

£14,000 per annum + VAT

### Lease Terms

Minimum 3 year term on full repairing and insuring terms.

### Rating

Available on request

### Legal Costs

Each party responsible for their own legal costs.

### VAT

Vat is applicable to figures quoted in these details

### Services

It is understood that all mains services are available to the property.

### EPC

An EPC is available on request

### Viewing

Strictly through agents

Taylor Weaver

(Rebecca Weaver)

01254 699030

