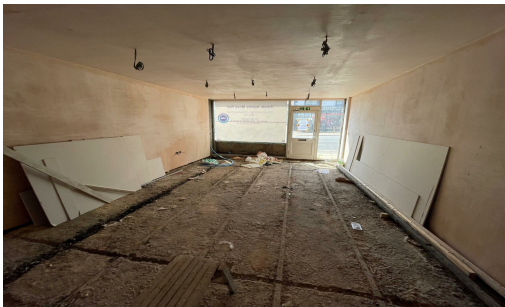


45 Queen Street, Great Harwood, Blackburn, BB6 7QP

TO LET



TO LET

Use - Retail

Size - 617 Sq ft

Rent - £7,500 per annum.

- Prominently Located Ground Floor Lockup Retail Shop
- Established retail area
- Recently refurbished



COMMERCIAL PROPERTY AGENTS, CHARTERED SURVEYORS AND VALUERS

www.taylorweaver.co.uk

Telephone: 01254 699030

Email: info@taylorweaver.co.uk

45 Queen Street, Great Harwood, Blackburn, BB6 7QP

Location

The property is situated on Queen Street in the centre of Great Harwood, a small market town approximately 4 miles from Blackburn and 5 miles from Accrington.

There are a number of local retailers close by including Finch Bakery together with national retailers including Tesco, Morrisons and Boots.

Description

The property comprises a ground floor retail unit which has recently been refurbished.

It provides open plan retail space to the front with ancillary storage and W.C facilities to the rear.

Accommodation

We have calculated the net internal area of the property to be 617 sq.ft.

Rental

£7,500 per annum.

Lease Terms

The property is available by way of a new lease for a minimum period of 3 years.

Deposit

Subject to status a deposit may be required.

Rating

The property has a ratable value of £6,700

Eligible businesses may be able to claim small business rate relief where the ratable value is under £12,000. Further details are available on request.

Legal Costs

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

VAT

Not applicable

Services

With the exception of gas, all mains services are available to the property.

EPC

An EPC is available on request.

Viewing

Strictly via sole agent Taylor Weaver

Rebecca Weaver

Tel: 01254 699030

