

First Floor Office, 1A East View Terrace, Langho, Blackburn, BB6 8BX

TO LET



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Use - Office

Size - 598 Sq ft

Rent - £9,500 per annum Inclusive of building insurance and service charge

- First Floor Office Accommodation
- Currently being refurbished
- Prominent Location



COMMERCIAL PROPERTY AGENTS, CHARTERED SURVEYORS AND VALUERS

www.taylorweaver.co.uk

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Location

The property is situated in the small village of Langho, with easy access to the Ribble Valley and Blackburn with Darwen.

It occupies a prominent position with substantial road frontage to Whalley Road (A666).

Description

The property comprises a First floor self contained office premises currently being refurbished to include:

- Painted walls
- LED lighting
- Central heating
- Carpet / vinyl floor covering
- WC/Kitchen amenities

The accommodation benefits from a communal area and three small offices

Parking is available in the surrounding streets.

Accommodation

The accomdation has been measured:

Communal Area	162 sq.ft
Kitchen	52 sq.ft
Office 1	140 sq.ft
Office 2	95 sq.ft
Office 3	148 sq.ft
Total	597 sq.ft

Rental

£9,500 per annum

Inclusive of building insurance and service charge

Lease Terms

A lease for an initial term of 3 years on an effective full repairing and insuring lease. The rent to be paid monthly in advance.

Deposit

A deposit may be required. Full details on request

Rating

The property is to reassessed however it is anticipated that it will benefit from small business relief.

Legal Costs

Each party to be responsible for their own legal costs

VAT

Vat is applicable to figures quoted in these details

Services

It is understood that all main services with the exception of gas are connected to the property

Viewing

Strictly through agents

Taylor Weaver
(Rebecca Weaver)
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