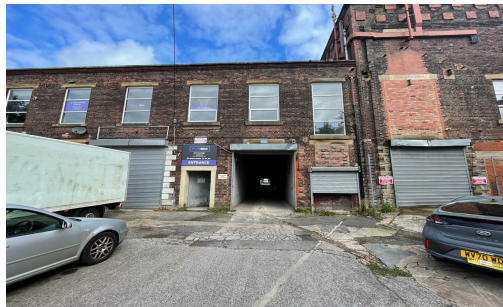


Florence Mill, Whalley New Road, Blackburn, BB1 9SR

TO LET



TO LET

Use - Industrial

Size - 1,219 - 1,600 Sq ft

Rent - From £5.00 per sq.ft

- Business/Workshop Units
- Prominent main road position
- Easy access to M65
- Competitive terms



COMMERCIAL PROPERTY AGENTS, CHARTERED SURVEYORS AND VALUERS

www.taylorweaver.co.uk

Telephone: 01254 699030

Email: info@taylorweaver.co.uk

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Location

Florence Mill is situated with prominent frontage to Whalley New Road in a mixed residential and commercial area, approximately 2 miles from Blackburn town centre.

Junction 6 of the M65 is approximately 2 miles from the property.

Description

Florence Mill comprises a former Victorian weaving mill which has been sub-divided to provide a series of units ranging in size from

The building is of predominantly north light construction with brick built walls under a slate and glass roof supported on cast iron columns.

Accommodation

The following units are available:

Unit	Size	Rent
B	1219 sq.ft	£6,100 per annum
L	1600 sq.ft	£8,000 per annum

Rental

From £5.00 per sq.ft

Lease Terms

The units are let by way of flexible agreements for a minimum period of 12 months with rents paid on a monthly basis.

Service Charge

A cost of £0.50 p per sq.ft is levied on occupiers to cover service charge and building insurance.

Rating

Each unit is assessed individually. We understand that eligible occupiers will benefit from small business rates relief.

Legal Costs

Each party to pay their own legal costs.

VAT

VAT is applicable

Services

It is understood that all mains services, with the exception of gas, are available to the premises.

EPC

An EPCs is available on request.

Planning

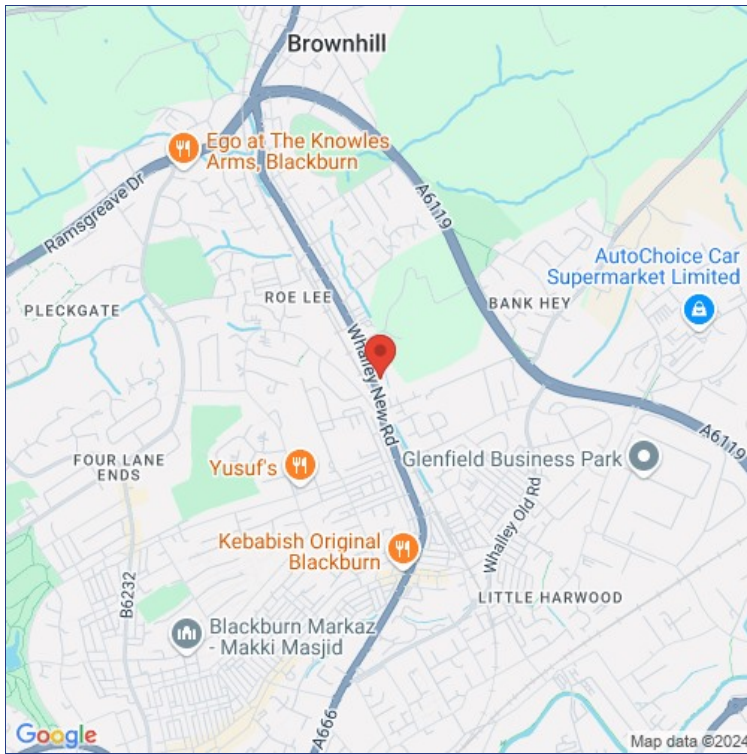
The property has planning consent for its established use under B1, B2 and B8 of the Town and Country Planning (Use Classes) Order..

Uses associated with the motor trade will not be allowed.

Viewing

Strictly through agents
Taylor Weaver
(Neil Weaver)
01254 699030

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