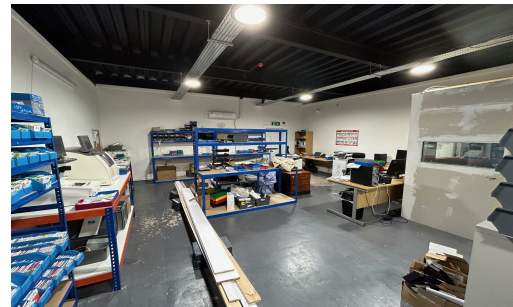
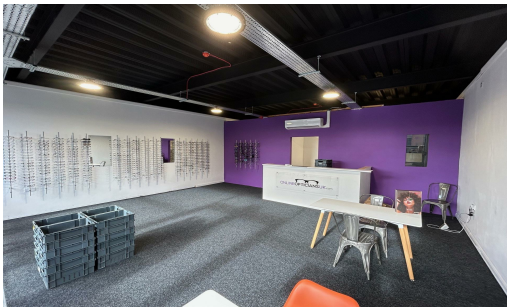


Unit 2 Crabtree Street, Furthergate Industrial Estate, Blackburn, BB1 3BD

**TO LET**



## TO LET

Use - Office, Retail

Size - 1,250 Sq ft

Rent - £19,000 pa. plus VAT

- Modern Retail Unit
- From 1,250 sq. ft. / 116 sq. m.
- Immediately adjacent Tesco superstore
- Parking on site
- Next door to new Greggs store



COMMERCIAL PROPERTY AGENTS, CHARTERED SURVEYORS AND VALUERS

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

Telephone: 01254 699030

Email: [info@taylorweaver.co.uk](mailto:info@taylorweaver.co.uk)

## Unit 2 Crabtree Street, Furthergate Industrial Estate, Blackburn, BB1 3BD

### Location

The development will be located at the junction of Crabtree Street and Harwood Street.

Crabtree Street is the main thoroughfare for traffic entering Tesco Superstore and is within 50 yards of the new Blackburn Link Road, which has recently been constructed and links Junction 6 to Blackburn town centre. See location plan.

### Description

The premises comprises a terrace of 3 retail units, constructed on a steel portal frame with insulated profile steel cladding to both walls and mono pitched roof, including double skin translucent roof panels above and full height glazed frontage.

To the side of the property is a tarmac surfaced car park for 18 vehicles. A paved external / seating area is available fronting all the units.

### Accommodation

Unit 1 - 1,250 sq. ft. / 116 sq. m.

### Tenure

Leasehold

### Rental

£19,000 pa. plus VAT

### Lease Terms

The premises are available for a minimum term of 5 years. The tenant will occupy on effective full repairing and insuring terms and be responsible for the usual occupier's costs, to include business and water rates, electricity and gas.

A service charge will be levied to cover the cost/maintenance of the external areas, which will be shared between the tenants on a pro rata floor area basis.

### Service Charge

A service charge will be charged to occupiers. This figure is subject to annual review and reconciliation. Full details on request.

### Rating

To be assessed upon completion.

### Legal Costs

Each party to be responsible for their own legal costs involved in the transaction.

### Services

All mains services including gas will be connected to the property.

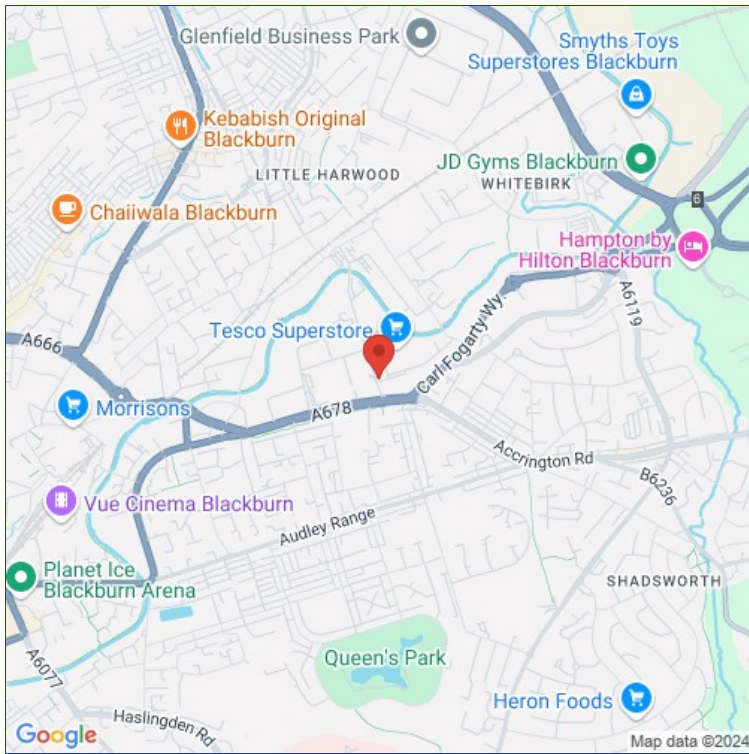
### Planning

Use Class E - Commercial Use Classes: England & Wales (2020)

### Viewing

Strictly through sole agents  
Taylor Weaver  
(James Taylor)  
01254 699030

Unit 2 Crabtree Street, Furthergate Industrial Estate, Blackburn, BB1 3BD



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