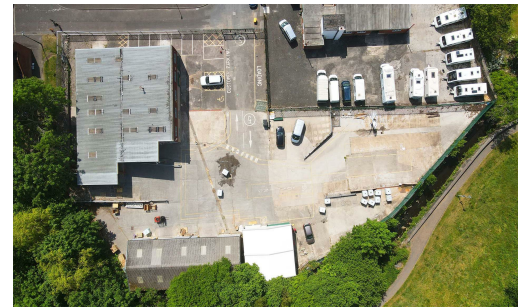


Industrial Premises with Yard, George Street, Darwen, BB3 0DQ

**TO LET**



**TO LET**

Use - Industrial

Size - 11,618 Sq ft

Rent - POA

- Industrial Premises with Yard
- 11,618 sq.ft on site of 0.91 acres
- Competitive terms
- Available for immediate occupation



COMMERCIAL PROPERTY AGENTS, CHARTERED SURVEYORS AND VALUERS

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## Industrial Premises with Yard, George Street, Darwen, BB3 0DQ

### Location

The property is situated on George Street, on the edge of Darwen town centre, in an established commercial, industrial and residential area.

Occupiers in the vicinity include St. Johns Ambulance, Lidl supermarket and the retail and leisure facilities within Darwen town centre.

### Description

The property comprises a former builders merchants providing a total floor space of 11,618 sq.ft across three self-contained buildings.

The site area is 0.91 acres.

### Accommodation

The gross internal area of the premises is as follows:

Trade Counter/Storage (two storey)	8,366 sq.ft (777.26 sq.m)
Outbuilding	2,137 sq.ft (198.53 sq.m)
Total	10,503 sq.ft (975.79 sq.m)
Temporary Structure	1,115 sq.ft (103.63 sq.m)

### Rental

POA

### Lease Terms

The property is available by way of a new lease for a period of 5 years on Full Repairing Terms

### Rating

From the Valuation Office Agency rating list, as published on the internet, we are advised that the property is assessed with a rateable value of £23,750.

The rates payable will be in the region of £11,400.

Interested parties are recommended to contact the rating department of Blackburn with Darwen Borough Council for further information

### Legal Costs

Each to pay their own legal costs.

### VAT

All figures quoted are exclusive of, but may be subject to, VAT at the prevailing rate.

### Services

It is understood that all mains services are available to the site

### EPC

An EPC is available on request

### Planning

The property has been previously used as a builders merchants and other uses would be considered appropriate.

Interested parties are recommended to contact Blackburn with Darwen Council's planning department for further information.

### Viewing

Strictly through agents

Taylor Weaver

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