

PROPERTY PARTICULARS

INDUSTRIAL

**TREVOR
DAWSON**

COMMERCIAL PROPERTY CONSULTANTS

01254 681133

www.tdawson.co.uk

TO LET



THE NEW SMITHY CHURCH STREET SLAIDBURN BB7 3ES

- Workshop premises suitable for a variety of uses subject to planning
- Refurbishment opportunity
- 931 Sq. Ft.

LOCATION

Situated in the heart of the picturesque village of Slaidburn, with direct access off Church Street, one of the main thoroughfares through the village.

Slaidburn lies eight miles north of Clitheroe in an area of Outstanding Natural Beauty.

DESCRIPTION

Two-storey stone built premises with a pitched slated roof. Internally the accommodation forms two areas, situated at ground and first floor. Parking can potentially be made available in the vicinity.

SERVICES

The building has the benefit of an electricity supply. However, it is the ingoing tenant's responsibility to verify that all appliances, services and systems are in working order, are of adequate capacity and suitable for their purpose.

RATING

No rates will be payable under the Small Business Rates Relief Scheme.

PLANNING

The immediate past use was as a workshop, however the property lends itself to a variety of alternative uses, subject to Planning. Applicants should satisfy themselves that their intended use is acceptable to the local Planning Authority who can be contacted on 01200 425111.

LEASE TERMS

A lease for a term of years to be agreed.

RENTAL

£3,000 PER ANNUM

VAT

VAT will not be charged on the rental.

REPAIRS

The Slaidburn Estate will be responsible for the repair and maintenance of the main structure, walls and roof, with the ingoing tenant being responsible for all other repairs and improvements, including fixtures and fittings.

MONEY LAUNDERING

In order to comply with Anti Money Laundering Regulations a successful tenant will be requested to provide two forms of identification and details of the source of funding.

VIEWING

**STRICTLY BY APPOINTMENT WITH SOLE AGENTS
TREVOR DAWSON LIMITED OF CAPRICORN HOUSE,
CAPRICORN PARK, BLAKEWATER ROAD,
BLACKBURN, BB1 5QR.**

OUR REF CEJ YM 2606.13702

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