

PROPERTY PARTICULARS

LAND

**TREVOR
DAWSON**

COMMERCIAL PROPERTY CONSULTANTS

01254 681133
www.tdawson.co.uk

TO LET



LAND AND CABIN AT NJK HOUSE HASLINGDEN ROAD BLACKBURN BB1 2EE

- USEFUL ENCLOSED PARKING OR STORAGE AREA WITH CABIN
- A FEW MINUTES' DRIVE FROM J5, M65 AND FRONTING THE BUSY HASLINGDEN ROAD
- 8,037 SQ. FT. (0.18 ACRE)

LOCATION

The site has a frontage to the busy Haslingden Road which connects directly with Junction 5 of the M65 motorway on the edge of Blackburn Town Centre.

DESCRIPTION

A rectangular shaped site with access directly off Haslingden Road, being fully enclosed, with cabin. The site can be adapted to occupiers' requirements.

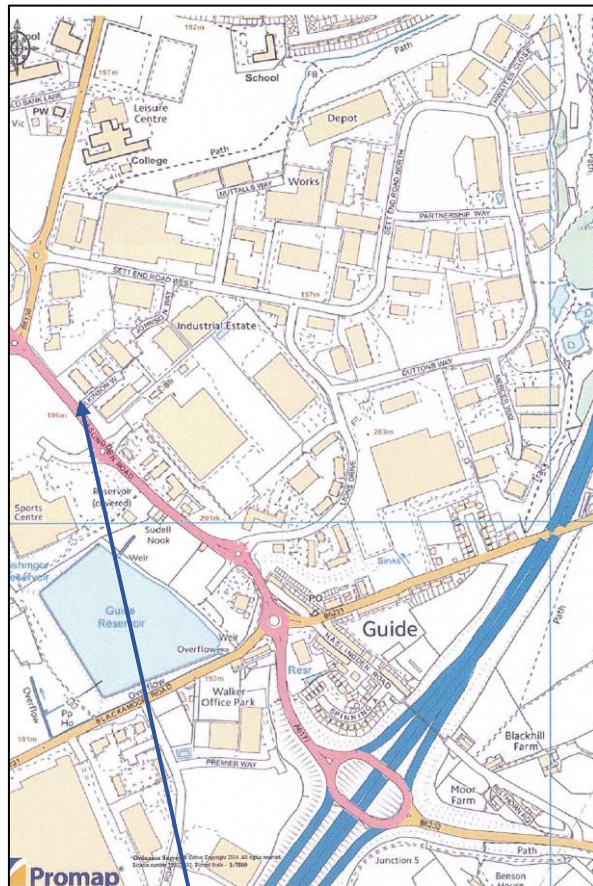
SERVICES

There are currently no services to the site but they are available in the vicinity.

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.

RATEABLE VALUE

The site will be assessed upon occupation.



THE SITE
(For information only. Not to scale)

PLANNING

Applicants must satisfy themselves as to the suitability of the site for their use by contacting Blackburn with Darwen Borough Council Planning Department on 01254 585585.

LEASE

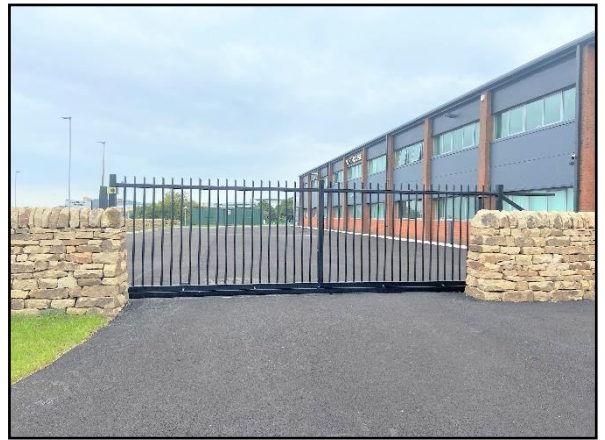
For a term of years to be agreed.

RENTAL

£25,000 per annum.

VAT

VAT will be charged on the rent at the current prevailing rate.



ENQUIRIES

CONTACT CAROLINE JAMES AT SOLE AGENTS TREVOR DAWSON LIMITED OF CAPRICORN HOUSE, CAPRICORN PARK, BLAKEWATER ROAD, BLACKBURN, BB1 5QR. OUR REF CEJ LMH 2106.12791 Email caroline@tdawson.co.uk

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