



**TO LET**  
**UNITS FROM 157 SQ.FT TO 3000 SQ.FT**

**THE STABLES**  
**EANAM BLACKBURN **BB1 5BY****



**EP GROUP**  
LAND, ESTATES & DEVELOPMENT



### Location

The property is situated on Eanam, approximately 0.5 miles from Blackburn town centre and within 2 miles of Junction 6 of the M65 motorway.

Blackburn town centre and all its amenities are within a short walking distance, along with Blackburn Railway and Bus Stations.

### Description

The property comprises the former Daniel Thwaites stables premises which have been sub-divided to provide a series of small industrial/storage units from 157 sq.ft up to 3000 sq.ft.

The units will be fully refurbished, have individual loading access and would ideally suit small or growing business seeking occupation within a historic location.

There are on site shared WC facilities available for tenants' use.

### Accommodation

Various Industrial Units available from 157 sq.ft to 3000 sq.ft.

### Rent

From £5 per square foot.

### Lease Terms

The Property is available by way of a new full repairing and insuring lease for a term to be agreed.

### Business Rates

Business Rates Information can be found at: <https://www.gov.uk/correct-your-business-rates>

### Legal Costs

Each party is responsible for their own legal costs

### EPC

A copy of the EPC Certificate is available upon request.

### Viewings

To be arranged through EP Properties.  
[sales@eppropertiesuk.com](mailto:sales@eppropertiesuk.com)  
01254 786 420

