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**TO
LET**



SUPERB NEWLY CONSTRUCTED UNIT

126.6 m² (1,363 ft²)

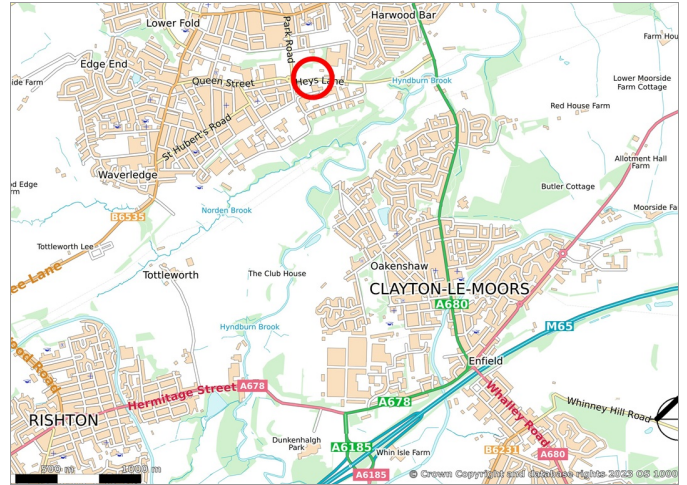
**Unit Adjacent To
The Storage Works
Heys Lane
Great Harwood
BB6 7UA**

- Suitable For A Variety Of Uses (STPP)
- Ready For Immediate Occupation
- Established Commercial Location

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Location

Located on Heys Lane in Great Harwood, within approximately 200m of both Tesco and Aldi supermarkets, the property is in a relatively central location fronting one of the main arterial routes through the town and therefore benefiting from a good level of passing trade.

The location offers ready access to Hyndburn as well as the surrounding boroughs of Blackburn, Burnley, Ribbles Valley and Rossendale and also further afield via Junction 7 of the M65 motorway which is within a 10 minute drive.

Description

The premises comprise a self-contained lock up unit forming part of a larger self-storage facility with frontage to Heys Lane. The property benefits from two sets of double glazed entrance doors offering direct access from the car park.

The unit provides open plan accommodation and is ready for tenant fit-out having part plastered/painted walls and a suspended ceiling with surface mounted LED light fittings. A small designated kitchen is provided for the tenant's use to the rear of the unit together with communal WC facilities.

The accommodation also benefits from the CCTV system, fire alarm and intruder alarm systems which cover the wider site.

Accommodation

The unit extends to an approximate Gross Internal Area (GIA) of 126.6 m² (1,363 ft²) with the kitchen providing an additional 3.4 m² (37 ft²) of accommodation.

Services

The unit benefits from a 3 phase electricity supply as well as mains connections to water and drainage to the kitchen. Electricity consumption will be recharged from the main supply by way of sub-meter.

Rating Assessment

The premises are yet to be assessed for rating purposes.

Interested parties should contact the local rating authority, Hyndburn Borough Council (www.hyndburnbc.gov.uk).

Planning

The unit currently has a consent for storage and distribution purposes within Class B8 and planning permission (application no 11/23/0382) for most uses within Class E of The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020.

Interested parties should make their own enquiries of the local planning authority, Hyndburn Borough Council (www.hyndburn.gov.uk).

Tenure

The accommodation is available by way of a new internal repairing and insuring lease, to include the external doors of the property, for a term of years to be agreed.

Service Charge

The tenant will contribute by way of service charge to the cost of maintaining some of the services provided across the wider site including the CCTV system, fire alarm and intruder alarm systems and the provision of fire extinguishers as well as the appropriate proportion of the building's insurance applicable to the unit

Asking Rental

£19,600 per annum exclusive.

Energy Performance Certificate

Energy performance certificate (EPC)		
The Club Shop Heys Lane Great Harwood BB9 7UA	Energy rating B	Valid until: 24 October 2033 Certificate number: 5374-1112-3662-7884-7872

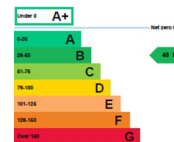
Property type	Retail/Financial and Professional Services
Total floor area	126 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's current energy rating is B.



Properties get a rating from A+ (best) to G (worst) and a score. The better the rating and score, the lower your property's carbon emissions are likely to be.

VAT

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

Legal Costs

Each party will bear their own legal fees incurred in the transaction.

Photographs and Plans

Any photographs and indicative plans incorporated in these particulars are provided for identification purposes only and should not be relied upon as an accurate representation.

All Enquiries

Please contact the sole agents:

Eckersley

Telephone: 01772 883388

Contact: Mary Hickman

Email: mh@eckersleyproperty.co.uk