



Unit 2 Blackburn Trading Estate

Whalley New Road, Blackburn BB1 6JT

£32,250 per annum

Trade counter/showroom with parking/
secure yard

319.77 SQM (3,442 SQFT)

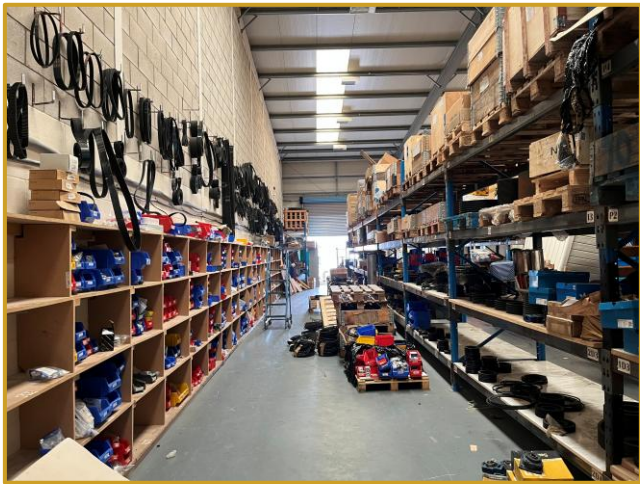
- Ideal for a variety of business uses subject to necessary consents
- On site parking/service yard
- Established location with excellent road connectivity
- Convenient access to Blackburn town centre and surrounding areas

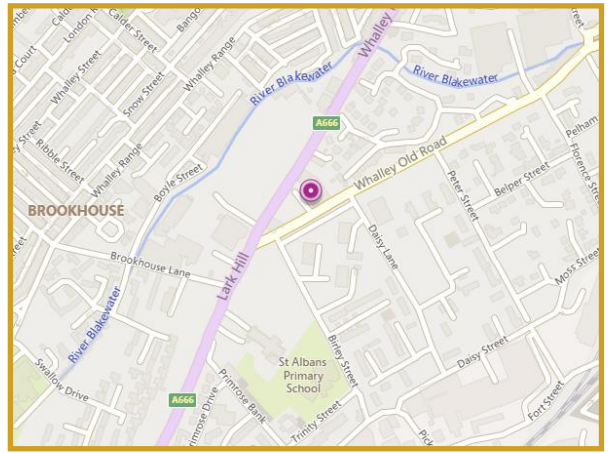
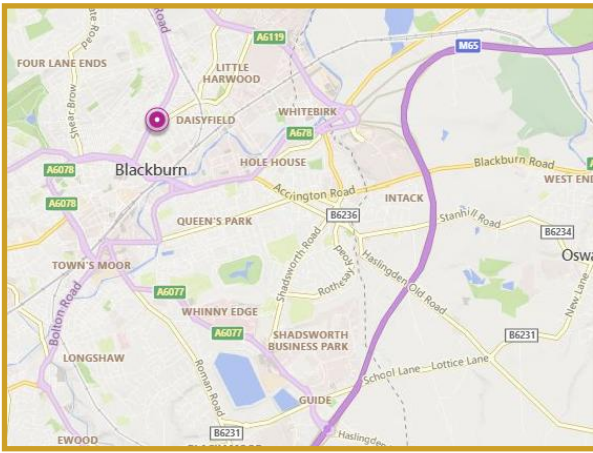
To Let

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e: info@parkinsonre.com

www: parkinsonre.com





Location

The property is predominately situated on Whalley New Road within Blackburn Trading Centre, an established commercial location approximately 1 mile from Blackburn town centre. The property benefits from excellent accessibility and is well positioned to serve the surrounding commercial and residential areas. The location provides convenient access to the wider road network and surrounding towns. Blackburn Trading Estate is home to a variety of trade and commercial occupiers including Perrys Blackburn car dealership and James Hargreaves Plumbing Merchants.

Description

The property comprises a well-appointed commercial unit providing versatile accommodation suitable for a range of trade, showroom, retail, warehouse and commercial uses, subject to planning permission. The premises provides a combination of customer facing showroom accommodation together with ancillary commercial space offering flexibility for a variety of potential occupiers. The unit benefits from on site car parking and a prominent position within the trading estate providing good visibility and convenient access for customers, staff and deliveries.

Services

We understand mains services are connected to the property to include mains water, drainage and electric. Please note that neither service connections nor any appliances have or will be tested prior to completion

Accommodation

The property provides circa 319.77 sqm (3,442 sqft) of accommodation. (There is an area of mezzanine not included in the measurements)

Rateable Value

The property has the following entries in the 2026 Rating Assessments List.

	Rateable Value	Estimated Rates Payable
Warehouse & premises	£20,750	£8,964 p.a.

Estate/Service Charge

An estate charge is payable for the management of the wider estate. Further details upon request

Terms

Available to let by way of a new full repairing and insuring lease on terms to be agreed. A deposit will be requested to be held as a bond over the duration of the term

Planning

It is understood that planning use classes apply to the site include B8 and E uses.

The subject is understood to benefit from Use Class B8. Interested parties should make their own enquiries with Blackburn with Darwen Council Planning Department in relation to their proposed occupation.

Rent

£32,250 per annum exclusive

VAT

All figures are quoted exclusive of Value Added Taxation. We are informed by the Landlord that VAT is payable and will be charged at the prevailing rate.

Legal Costs

Each party to be responsible for own legal costs incurred in this transaction, however a solicitors undertaking or abortive cost deposit will be required direct to the Lessors solicitors prior to the issue of any legal documentation.

EPC

The property has an Energy Performance Certificate with a rating of C-70 until March 2032

Enquiries & Viewings

Strictly by appointment with the agents
Email: info@parkinsonre.com
Tel: 01942 741800

Subject to Contract

Ref: AG0907 Oct 2026

10 Beecham Court,
Wigan, WN3 6PR

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Subject to contract

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