

## restaurants in BB1

Exchange Street, Blackburn  
Lancashire, BB1 7JN

**£199,000** Starting Bid

- ✓ Three storey, four floor property
- ✓ Ground floor A3 restaurant premises
- ✓ 4 bed maisonette to upper floors
- ✓ Additional bungalow to the rear
- ✓ Great town centre location
- ✓ Freehold title

PATTINSON  
AUCTION



## Summary

- Property Type: Restaurants - Parking: On Street Price: £199,000

## Description

FOR SALE BY ONLINE AUCTION: terms and conditions apply.

We are pleased to offer to auction this mixed commercial and residential property, excellently located along Exchange Street, Blackburn. To the ground floor and basement is a large A3 restaurant premises, currently run as a Chinese/Vietnamese restaurant. To the upper floors is a 4 bedroom maisonette, and to the rear of the property there is an added bonus of a bungalow.

Please note we have not inspected this property.

## Location

The subject property is located along Exchange Street, Blackburn. The property is well located being a short walk from Blackburn town centre, and The Mall, Blackburn. The subject property has excellent local transport links with the closest bus stop being a minute's walk away, as well as the bus station being a five minute walk. The property is also close to major roads (A666 and M65) while also having access to the rest of the town. The subject property is located 31 miles north of Manchester and 26 miles east of Blackpool.

## Accommodation

GROUND FLOOR  
Chinese restaurant

FIRST & SECOND FLOOR:  
4 bed maisonette

EXTERNAL  
Bungalow to the rear.

We currently await sizes for this property.

## Tenure

Freehold. Title number LA417151.

## Rateable Value

The adopted rateable value is £20,750 as of 1st April 2017.  
Sourced from VOA.

## EPC

Available upon request (rating D).

## Additional Information

For further information please contact our office direct on 0191 737 1154, or alternatively via e-mail on [commercial@pattinson.co.uk](mailto:commercial@pattinson.co.uk). With regards to viewing the subject property, this is to be done strictly by appointment through Keith Pattinson Commercial department. Please contact us to arrange an internal inspection, or to register your interest.





## Exchange Street, Blackburn, Lancashire, BB1 7JN

Contact your local branch today for more information on this property:

**Keith Pattinson Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0191 737 1154 , [www.pattinson.co.uk](http://www.pattinson.co.uk)**

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