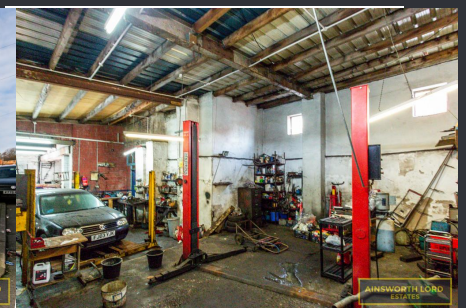




Garage Workshop with 4 Bed House

£295,000 Freehold





AINSWORTH LORD
ESTATES

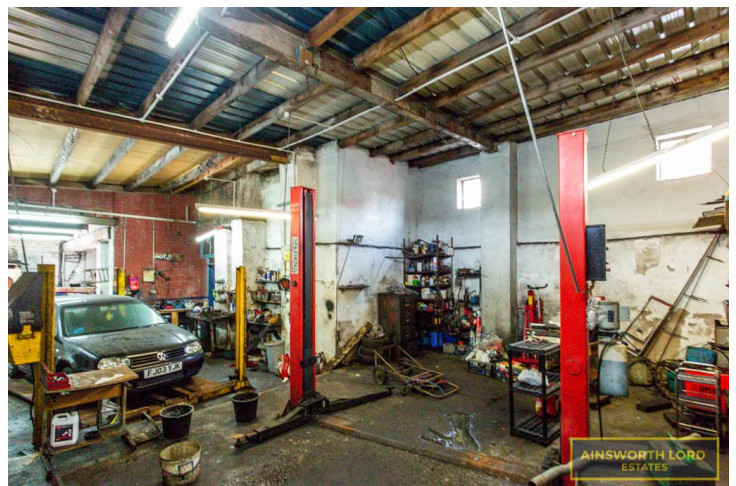
Snow Street, Blackburn, Lancashire

£295,000 Freehold

****MECHANICS GARAGE & WORKSHOP with 4 BED HOUSE** SLIT OVER 2 LEVELS** EMORMOUS SCOPE TO DEVELOP** FORMERLY A POPULAR LONG STANDING MOT STATION** IN BUSY POPULAR RESIDENTIAL AREA** SEVERAL RAMPS & BAYS** OFFICE** ROLLER SHUTTERS** READY TO TRADE AS A GARAGE** LONG STANDING REPUTATION** NO CHAIN****



AINSWORTH LORD
ESTATES



AINSWORTH LORD
ESTATES

Ainsworth Lord Estates are delighted to be offering for sale this long established and popular Mechanics Garage Business, with a 4 Bedroom House, situated at the end of Snow St in the Bastwell Area of Blackburn.

This property is being sold as one as the buildings are connected. However, we believe they could be separated and sold individually if the new owners wanted to.

THE 4 BEDROOM HOUSE

The house is situated at the end of Snow St. with off-road parking for 1 car and additional on-street parking adjacent to the house.

The house is comprised of the following:

Entrance Hall, and ground floor bedroom.

On the first floor is a large lounge, large kitchen, large bathroom and 2 more double bedrooms.

On the third floor there is another double bedroom.

There is plenty space to create additional living space in the attic space.

See the floor plans attached to this listing to see the layout of the house.

The property benefits from Gas Central Heating and Double Glazing.

Overall, the property appears to be in good condition.

GARAGE & WORKSHOP

The Mechanics Garage is situated at the rear of Snow St. and accessed from Calder St.

It is a long frontage with several roller shutters.

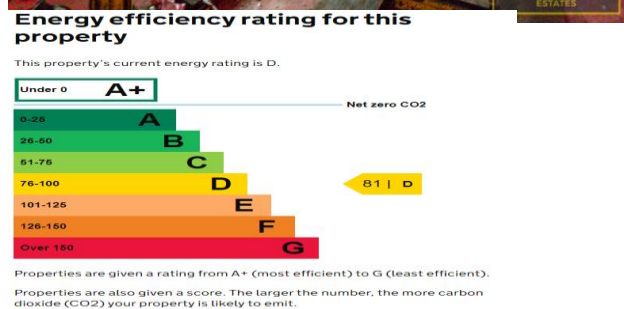
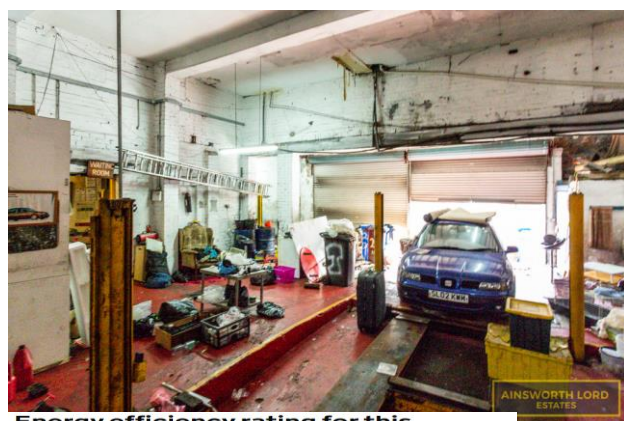
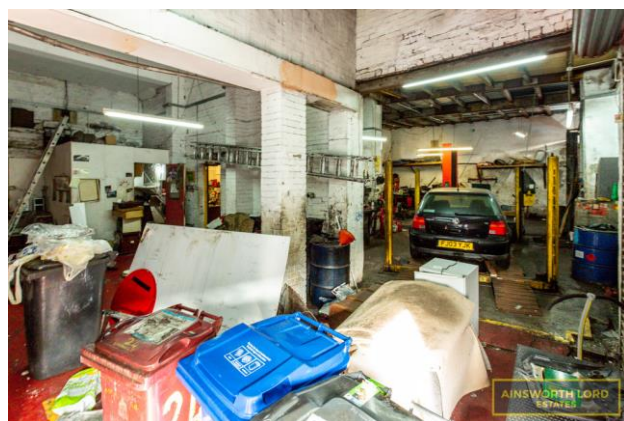
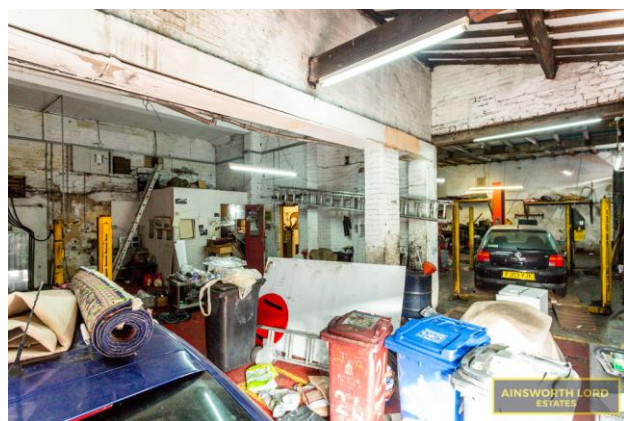
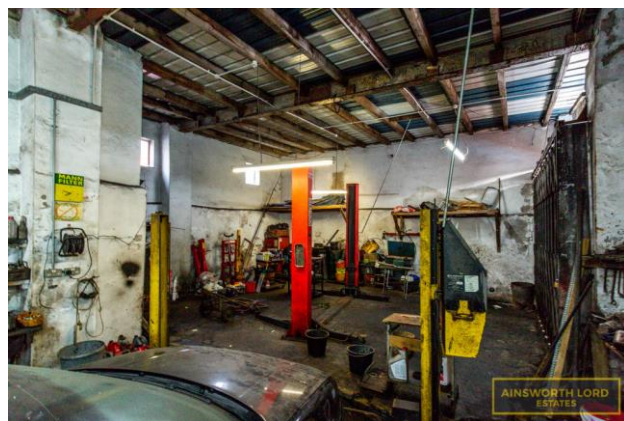
As you can see from the pictures, inside the garage we have 2 ramp bays and working space for 4 vehicles.

There is also an office and wc facilities within the garage.

This garage has been an Mot Station for decades and the new owners will need to satisfy themselves with the renewal of the Mot Station status with the relevant authorities. We understand the Mot Licence was up for renewal recently and the current owners have not renewed it.

The garage comes with all the existing equipment eg ramps etc.

We believe this is a great opportunity for someone looking to start a new business of their own or to expand into something slightly larger than they have just now.



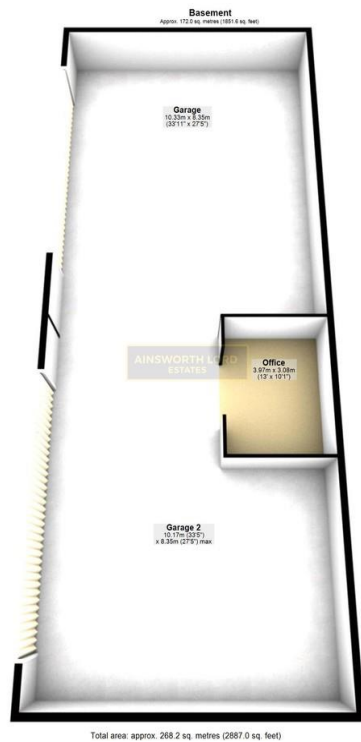


Figure 1 Garage Floor Plan

Parts of the property

Floor	Description	Area m ² /unit	Price per m ² /unit	Value
Ground	Warehouse	195.36	£18.54	£3,622.00
Total		195.36		£3,622.00

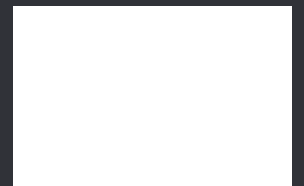
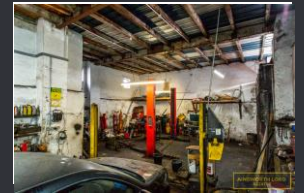
Adjustments made to property

Description	Adjustment
Access	-0.05%
Total	-£181.00
Total value	£3,441.00

Figure 2 Details from Business Rates Dept

The 4 Bed House is approx. 75sq m.

And is not included in the above Workshop Calculation.



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