# **PROPERTY PARTICULARS**





18 Richmond Terrace, Blackburn, BB1 7BL blackburn@tdawson.co.uk

# FOR SALE/TO LET

HIGH-SPECIFICATION OFFICE IN ATTRACTIVE LOCATION WITH PARKING

1,524 SQ. FT.

ASKING PRICE £150,000 RENTAL £15,240 PER ANNUM



UNIT 6 WATERSIDE OFFICE PARK
ST JAMES' COURT
ACCRINGTON
BB5 1NA

#### **LOCATION**

Adjacent to Scaitcliffe House, the central office for Hyndburn Council, and overlooking Woodnook Lodge. The offices are within a few minutes' walking distance of the Town Centre and are also close to the Globe Business Centre and Tesco Express. The new bus and rail stations are within easy walking distance.

#### **DESCRIPTION**

A new mid-terrace two-storey office property in a parade of three, extending to 1,525 sq. ft. with brick elevations enhanced by feature cladding under a pitched roof.

The two-storey offices have an open plan layout with a kitchenette facility and toilet on both floors. The office incorporate dado IT trunking, suspended ceilings with recessed lighting and heating from wall mounted panel heaters. Fronting the office is a tarmacadam-surfaced parking area with the provision of three spaces.

#### **ACCOMMODATION**

Unit 6 1,525 sq. ft.

#### **SERVICES**

All mains services are available with the exception of gas. It is the prospective purchaser's/ingoing tenant's responsibility to verify that all appliances, services and systems are in working order, are of adequate capacity and suitable for their purpose.



#### **RATING**

The 2017 rateable value is £9,100. For Business Rates payments and entitlement to Small Business Rate Relief enquiries should be directed to Hyndburn Borough Council on 01254 388111.

#### **LEASE**

Available by way of a new three year lease on a full repairing and insuring basis.

### **RENTAL**

£15,240 PER ANNUM.

#### PRICE £150,000.

£ 150,00

# <u>VAT</u>

VAT will be charged on the price/rental at the current prevailing rate.

## **ENERGY PERFORMANCE CERTIFICATE**

An Energy Performance Certificate has been commissioned and a copy is available upon request.

#### **VIEWING**

BY APPOINTMENT WITH AGENTS TREVOR DAWSON LIMITED, 18 RICHMOND TERRACE, BLACKBURN, BB1 7BL. OUR REF JBR LMH 1511.10023



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