

offices in BB3

Railway Road, Darwen
Lancashire, BB3 2RJ

£80,000 Starting Bid

- ✓ Two storey mid-terrace
- ✓ Doctor's surgery and premises
- ✓ NIA approx. 117.1sqm (1,260sqft)
- ✓ Town centre location
- ✓ Yard to the rear
- ✓ Long leasehold of 990y from 1868

PATTINSON
AUCTION



Summary

- Property Type: Offices - Parking: On Street Price: £80,000

Description

FOR SALE BY ONLINE AUCTION: terms and conditions apply.

We are pleased to offer to auction this two storey terraced commercial property, ideally located along Railway Road, Darwen town centre. Having previously been used as a doctor's surgery, the property is of D1 use class, but could be used for a wide variety of uses subject to gaining planning approval. The premises comprises of several treatment and waiting rooms, storage, kitchen and W.C., and benefits from a yard area to the rear.

Please note that we have not inspected this property.

Accommodation

GROUND FLOOR

Vestibule/hall

Dimensions: 5.52m x 1.75m

Ceiling strip light, carpeted flooring and access to the first floor.

Front treatment room

Dimensions: 2.79m x 5.35m

Ceiling strip light, vinyl flooring and storage cupboards in the alcoves.

Reception/waiting room

Dimensions: 3.60m x 4.39m

Ceiling strip light, vinyl flooring and storage cupboards in the alcoves.

Rear hallway

Dimensions: 4.56m x 2.23m

Ceiling strip light, vinyl flooring provides access to the WC, office, rear treatment room and cellar.

W.C.

Comprises of W.C. and handbasin

Rear treatment room

Dimensions: 2.86m x 3.09m

Ceiling strip light, vinyl flooring and combination boiler.

Office

Dimensions: 4.09m x 2.28m

Provides access to the rear of the property.

FIRST FLOOR

The first floor accommodation comprises of three rooms and a kitchenette.

EXTERNAL

Yard to the rear of the property.

Tenure

Long leasehold of 990 years from 4 July 1868. Title number LA436144.

Rateable Value

The adopted rateable value is £4,250 as of 1st April 2017.

Sourced from VOA.

EPC

We currently await a copy of the Energy Performance Certificate.

Additional Information

For further information please contact our office direct on 0191 737 1154, or alternatively via e-mail on 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.

Railway Road, Darwen, Lancashire, BB3 2RJ

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

**Keith Pattinson Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0191 737 1154, Fax: 0191 222 0314,
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