

DARWEN

149 Blackburn Road, BB3 1ET
FREEHOLD FOR SALE

**LYONS
THOMPSON
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PROPERTY CONSULTANTS



Location and Description

The subject premises are located in a busy location fronting Blackburn Road. The terraced property forms part of a parade of independent local shops and is opposite a Co-Op Food Convenience store.

The premises were most recently used as a Bookmaker on ground floor with the upper floor currently inaccessible having been voided off, but offer the potential to be refurbished for residential use.

Tenure

The premises are available for sale Freehold with vacant possession.

Offers are invited in excess of £100,000

Accommodation

The premises are arranged over ground and first floors, comprising the following approximate floor areas:

FLOOR AREA	SQ FT	SQ M
Ground floor	767 sq ft	71 sq m
First Floor	Not inspected	

Business Rates

Rateable Value (2017): £6,400

Interested parties are advised to make their own enquiries with the Local Authority (Tel: 03000 501 501).

VAT and Costs

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

Each party to be responsible for their own legal costs incurred in any transaction.

Subject to Contract

EPC

A full copy of the EPC is available upon request.



All Enquiries

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0161 260 0063

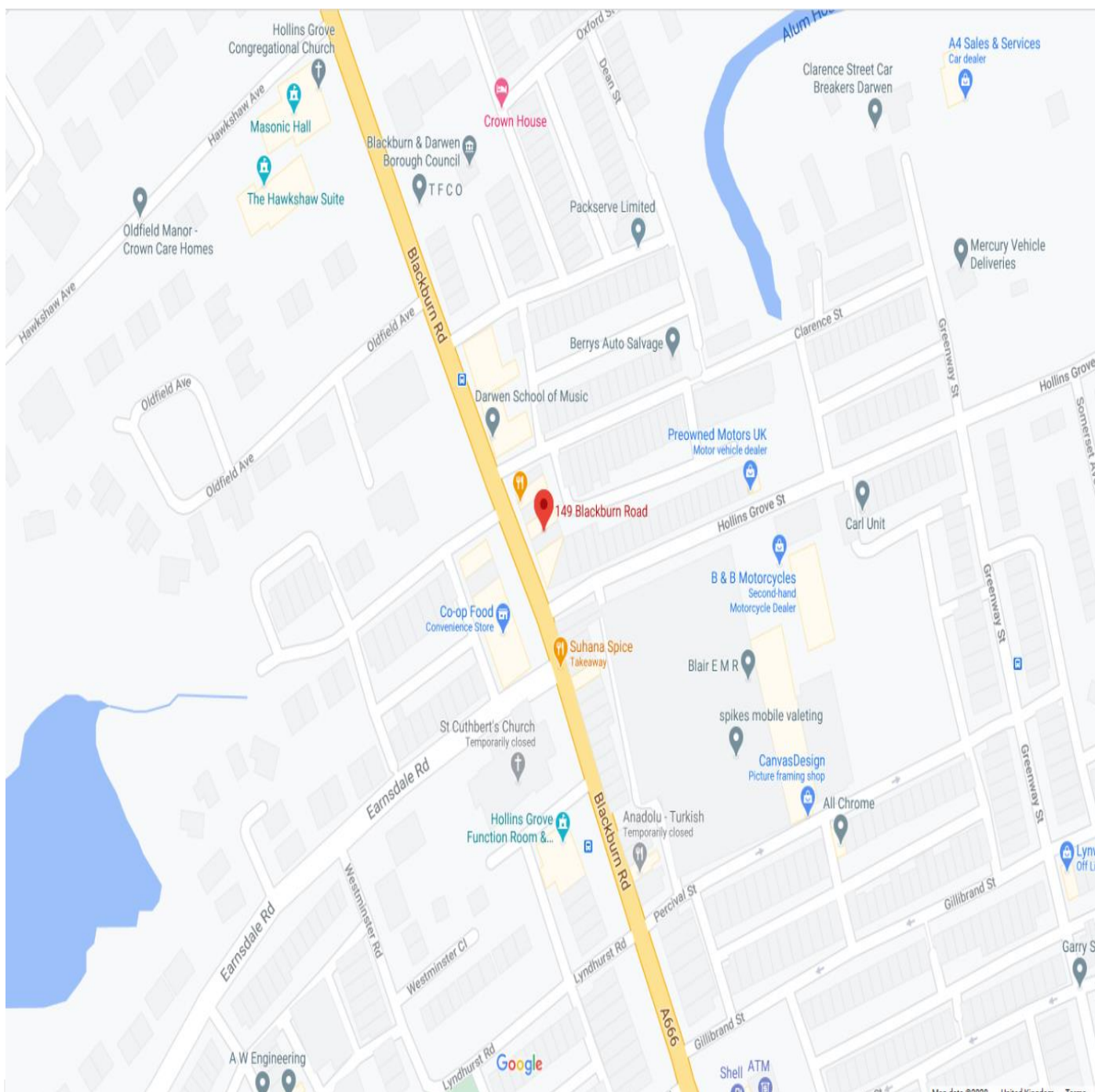
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