

PROPERTY PARTICULARS

MULTI-USE

**TREVOR
DAWSON**

COMMERCIAL PROPERTY CONSULTANTS

01254 681133

www.tdawson.co.uk

FOR SALE/MAY LEASE



To be sold with vacant possession

**WHALLEY NEW ROAD
ROE LEE
BLACKBURN
BB1 9SH**

- Opportunity to acquire freehold of vehicle sales pitch with workshop and offices
- Prominent road frontage position
- Tarmacadam surfaced with perimeter security walling and palisade fencing
- Suitable for alternative uses (STP)
- **Buildings 2,582 sq. ft. on a site of 0.90 acre**

LOCATION

Fronting Whalley New Road (A666) in the Roe Lee district of Blackburn, approximately one and a half miles from the Town Centre. Junction 6 of the M65 is within two miles. The area is mixed commercial with the main Blackburn Cemetery to the rear and is complemented by high density level of residential.

DESCRIPTION

The 0.9 acre site is protected by the adjoining cemetery walls and palisade fencing with gated entrance to the tarmac surfaced vehicle sales pitch.

The buildings are accommodated to the rear of the site and comprise a vehicle repair workshop with triple electrically operated roller shutter doors, adjoining rear workshop with front entrance reception, kitchen and two private offices. There is also a separate first floor office and disabled toilet.

ACCOMMODATION

The accommodation comprises the following:

Vehicle repair workshop	800 sq. ft.
Rear workshop	983 sq. ft.
Reception, kitchen, offices and toilet	622 sq. ft.
First floor office/store	<u>177 sq. ft.</u>

Total gross area approx **2,582 sq. ft.**

SERVICES

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

PLANNING

The site has for a number of years been utilised for the retail sale of motor vehicles on display and also for vehicle hire. Prospective purchasers should verify that their intended use is acceptable to Blackburn Council on 01254 585585.

RATING

Rateable Value £50,000. For details on Business Rates payments enquiries should be made to Blackburn Council on 01254 585585.

TENURE

Freehold. Title plans are available for inspection upon request.

PRICE

£595,000

LEASE

Consideration may be given to a formal lease on terms to be agreed.

RENTAL

£40,000 PER ANNUM.

VAT

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

ENERGY PERFORMANCE CERTIFICATE

Asset Rating D (92). The certificate can be made available upon request.



VIEWING

STRICTLY BY APPOINTMENT WITH SOLE AGENTS TREVOR DAWSON LIMITED OF CAPRICORN HOUSE, CAPRICORN PARK, BLAKEWATER ROAD, BLACKBURN, BB1 5QR. OUR REF JBR LMH 2301.12330 Email jason@tdawson.co.uk

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