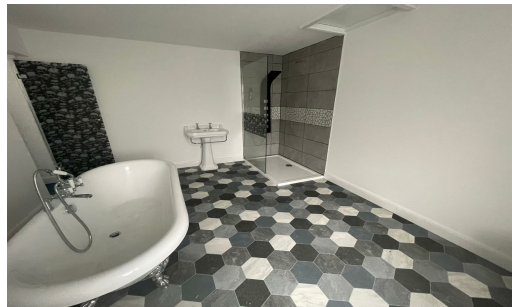


11 Albert Place, Lower Darwen, BB3 0QE

FOR SALE



FOR SALE

Use - Office, Miscellaneous

Size - 1,007 Sq ft

Price - Offers in the region £110,000.

- Two-Storey Office Premises With Potential For Residential Use, Subject to PP
- Competitively priced
- Recently internally refurbished



COMMERCIAL PROPERTY AGENTS, CHARTERED SURVEYORS AND VALUERS

www.taylorweaver.co.uk

Telephone: 01254 699030

Email: info@taylorweaver.co.uk

11 Albert Place, Lower Darwen, BB3 0QE

Location

The property is situated in the suburb of Lower Darwen mid way between the towns of Blackburn and Darwen.

Junction 4 of the M65 motorway is approximately half a mile from the property.

Description

The property comprises an end terraced two-storey office property providing approximately 1,007 sq.ft of accommodation.

It is constructed of stone built walls under a pitched slate roof.

The accommodation has internally been refurbished and could be potentially converted into residential accommodation.

It has the benefit of a gas fired central heating system. It has been recently re-carpeted, redecorated and w.c and bathroom facilities installed.

Accommodation

The accommodation is arranged as follows:

Ground Floor	
Room 1	285 sq.ft
Room 2	153 sq.ft
W.c	38 sq.ft
First Floor	
Room 1	172 sq.ft
Room 2	116 sq.ft
Room 3	89 sq.ft
Bathroom	154 sq.ft

Price

Offers in the region £110,000.

Tenure

Understood to be freehold.

Rating

We have been advised that the ratable value is £4,300 and therefore eligible businesses will be able to claim small business rates relief.

If the property is to be converted to residential accommodation it is anticipated that the property will receive an assessment based on Council Tax band A.

It is however recommended to contact the Council Tax department at Blackburn with Darwen Borough Council for further information.

EPC

The property has an EPC rating of C (66)

Planning

The property comprises a two-storey workshop premises, however may have potential for residential development.

Interested parties are recommended to contact the planning department at Blackburn with Darwen Borough Council for further information.

VAT

Not applicable

Services

It is understood that the property has all mains services.

Money Laundering Regulations

Please note that we are now required to carry out customary due-diligence on all purchasers once an offer is accepted, whereby we are required to obtain proof of identity and proof of address of the prospective purchaser.

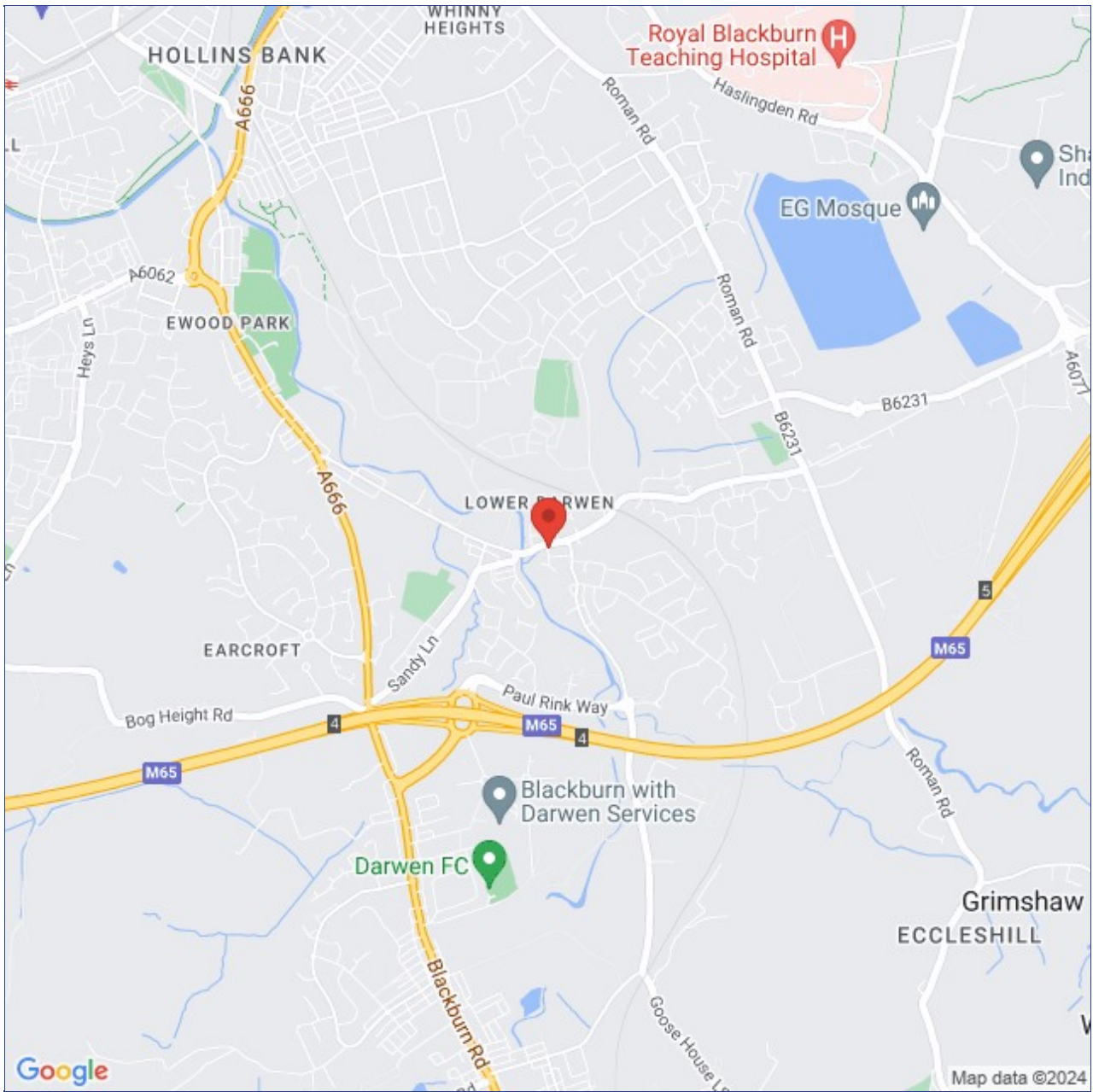
We will then undertake an AML check via Smart Search to comply with HMRC's anti money laundering requirements.

Viewing

Strictly via sole agent Taylor Weaver

Neil Weaver MRICS

Tel: 01254 699 030



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