

6 Richmond Terrace, Blackburn, BB1 7AT



FOR SALE or TO LET

Use - Office

Size - 2,167 Sq ft

Rent - £13,250 per annum

Price - Offers in the region of £175,000 are sought.

- Prominent location
- Established commercial/office area
- Good access to The Mall Shopping Centre, markets and Town Hall
- Possible residential conversion, subject to PP



COMMERCIAL PROPERTY AGENTS, CHARTERED SURVEYORS AND VALUERS

www.taylorweaver.co.uk

Telephone: 01254 699030

Email: info@taylorweaver.co.uk

6 Richmond Terrace, Blackburn, BB1 7AT

Location

The property is situated on Richmond Terrace, an established commercial and residential street within the centre of Blackburn.

The Mall Shopping Centre, Blackburn Town Hall and markets are all within walking distance.

Description

The property comprises a mid-terraced, brick built property with pitched slate roof, constructed in the mid 19th century.

The accommodation is arranged on the ground, first and second floors with basement storage providing kitchen facilities.

The building is sub-divided to provide office and examination rooms together with w/c facilities.

The rear of the property is parking for 2/3 vehicles.

Accommodation

We have calculated that the net internal area of the property is 2,168 sq.ft, including basement. The floor areas are as follows:

Ground Floor	Offices	706 sq.ft
First Floor	Offices	452 sq.ft
Second Floor	Offices	542 sq.ft
Basement	Kitchen/Stores	467 sq.ft
TOTAL		2,168 sq.ft

Price

Offers in the region of £175,000 are sought.

Tenure

Understood to be freehold.

Rental

£13,250 per annum

Lease Terms

The property is available by way of a new lease for a minimum period of 5 years on full repairing and insuring options.

The rent will be paid quarterly in advance and exclusive of the costs of occupation and is subject to VAT at the prevailing rate.

Building Insurance

In the event of a leasehold transaction the landlord will insure the property and charge the premium to the tenant.

Legal Costs

Each party to be responsible for their own legal costs.

Rating

The property has a current ratable value of £13,000. As the property is Grade 2 Listed there is a business rate exemption whilst the property is vacant.

EPC

An EPC is available on request.

VAT

VAT is applicable to figures quoted in these particulars.

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.

Availability

The property is available for immediate occupation.

Services

It is understood that all mains services are available to the premises.

Planning

The property has been used as an office for a number of years however alternative use such as residential/HMO may be permitted, subject to planning consent.

All interested parties are recommended to contact the local planning authority to discuss their proposed uses in greater detail.

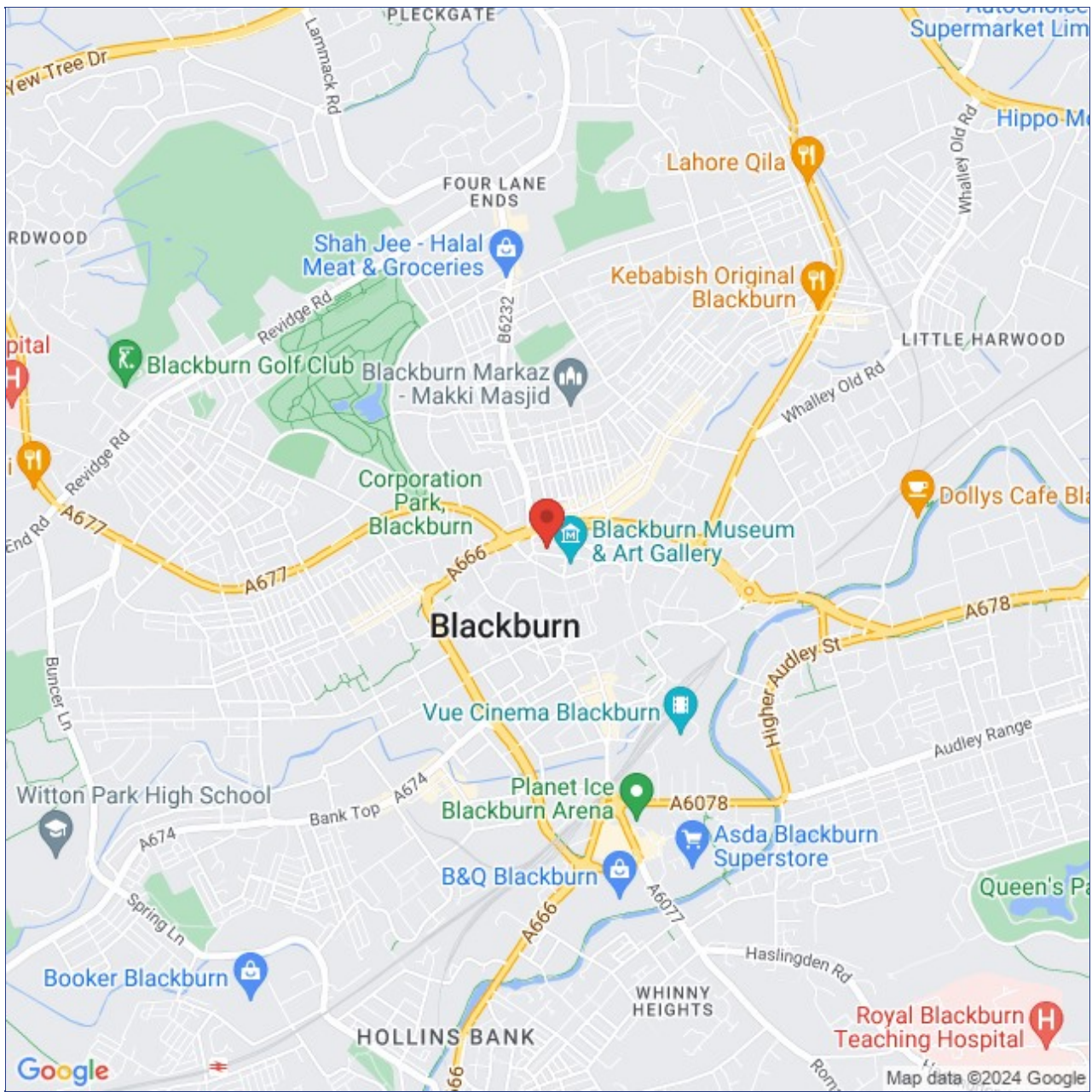
Richmond Terrace forms a row of Grade 2 Listed buildings within Blackburn town centre conservation area.

Viewing

Strictly via sole agent Taylor Weaver

Neil Weaver MRICS

Tel: 01254 699 030



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