

Merchants Mill & Walpole Street Sawmills, Walpole Street, Blackburn, BB1 1DB



# FOR SALE

Use - Industrial, Investment  
Size - 18,300 - 42,642 Sq ft  
Price - £1,350,000 + VAT

- FOR SALE - Double Industrial Investment Opportunity
- Two separate buildings to be sold as one lot
- Building 1. 24,342 sq. ft. Modern, good quality industrial property currently producing £60,000 p.a.
- Building 2. 18,300 sq. ft. Former Saw Mill sold with VP
- Held on various longleasehold titles (details available on request)



COMMERCIAL PROPERTY AGENTS, CHARTERED SURVEYORS AND VALUERS

[www.taylorweaver.co.uk](http://www.taylorweaver.co.uk)

Telephone: 01254 699030

Email: [info@taylorweaver.co.uk](mailto:info@taylorweaver.co.uk)



## Merchants Mill & Walpole Street Sawmills, Walpole Street, Blackburn, BB1 1DB

### Location

The premises are located off Lower Audley Street, via Walpole Street and Kent Street, in an established industrial/commercial area of Blackburn, approximately quarter of a mile from Blackburn town centre. Neighbouring occupiers include Edmondson's Electrical, Tyson Lighting, Vue Cinema, Dunelm and many more. See location plan.

Junction 6 of the M65 motorway is approximately two miles from the subject properties which connects Blackburn with nearby towns of Burnley, Preston and the Greater Manchester Borough. The properties are easily accessible via public transport with Blackburn train station and bus station less than one mile away.

### Description

1. Merchants Mill, Kent Street, Blackburn, BB1 1DE - \* This building is tenanted and the lease details be found within the tenancies section of this report.\*

The premises comprise a modern industrial warehouse unit, constructed on a steel portal frame, brick built to a height of 7ft with insulated profile steel cladding above, including double skin translucent roof panels.

Internally the premises have a solid concrete floor, internal eaves height of 6m and sodium bulb and suspended fluorescent lighting throughout. Access to the unit is via a single electrically operated roller shutter door and a single pedestrian door.

Within the main warehouse area is a steel framed mezzanine extending to 7,619 sq. ft. See accommodation schedule for full size details.

A large single office fronts the property, which has UPVC double glazed windows behind roller shutter security blinds.

Externally there is a concrete yard area which is used for parking by the current tenant. This yard is surrounded by palisade security fencing.

2. Walpole Street Sawmills, Walpole Street, Blackburn - \* Sold with vacant possession \*

Former Saw Mills extending to 18,300 sq. ft. constructed on a concrete frame with block walls supporting a single skin corrugated panels, incorporating translucent roof panels. Externally the property as been over clad to modernise the appearance.

The unit benefits from an internal eaves of 6m rising to 7.5m in the central apex. Access into the unit is via two roller shutter doors extending to a height of 4m.

Included within this buildings demise is a separate yard area which can be access from the rear of the building. The main part of the warehouse is predominantly open plan and suitable for storage and manufacturing.

### Accommodation

Building 1 - Merchants Mill, Kent Street

Ground floor	16,723 sq. ft.	1,553 sq. m.
Mezzanine	7,619 sq. ft.	707 sq. m.
Total	24,342 sq. ft.	2,260 sq. m.

Building 2 - Walpole Street Saw Mills, Walpole Street

Ground floor	15,750 sq. ft.	1,463 sq. m.
Mezzanine	2,550 sq. ft.	237 sq. m.
Total	18,300 sq. ft.	1,700 sq. m.

### Price

£1,350,000 + VAT

### Tenure

The properties are held on various long leasehold titles. Full details available on request.

### Rating

Building 1 - Merchants Mill, Kent Street

The property has a rateable value of £73,500 and rates payable in the region of £37,632 per annum.

Building 2 - Walpole Street Saw Mills, Walpole Street

The property has a rateable value of £30,000 and rates payable in the region of £15,000 per annum

### Legal Costs

Each party to be responsible for their own legal costs.

### Services

All mains services are connected to the premises.

### 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.

### Merchant Mill Lease Details

This property is currently let to Funtazia Soft Play Ltd on a 15 year FRI lease from 1st March 2016. The lease benefits from 5 yearly rent reviews (OMV), tenant only option to break on 5th and 10th anniversaries The passing rental is currently £60,000 p.a. (£2.46 psf.).

Full copy of the lease is available on request.

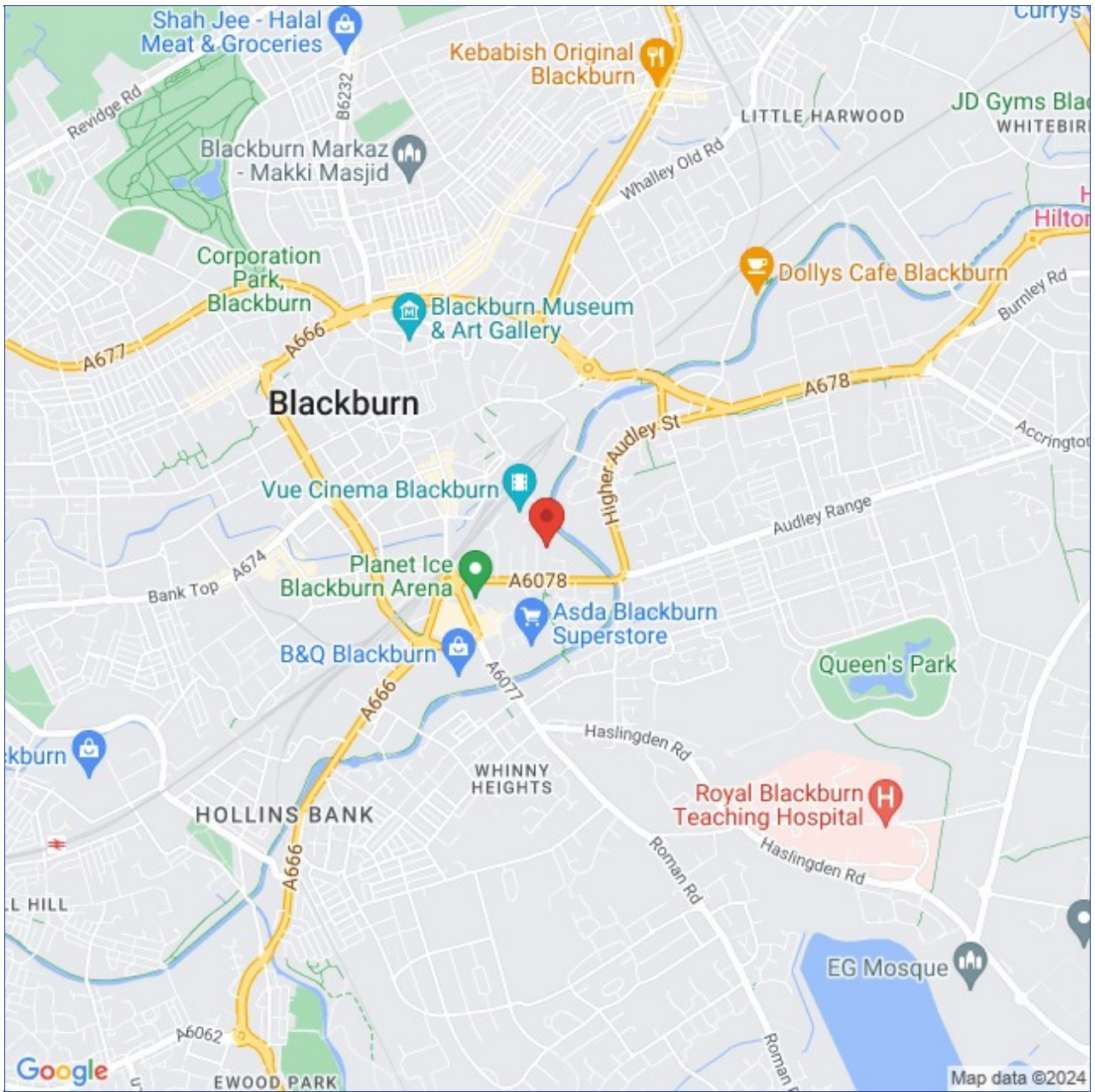
### Viewing

Strictly through agents

Taylor Weaver

James Taylor

01254 699030



[www.taylorweaver.co.uk](http://www.taylorweaver.co.uk)

Telephone: 01254 699030



Email: [info@taylorweaver.co.uk](mailto:info@taylorweaver.co.uk)

Taylor Weaver is a trading name of Taylor Weaver Limited. Registered Office: Unit 17 Trident Park, Trident Way, Blackburn BB1 3NU – Company Registration No. 04132040.  
MISREPRESENTATION ACT: Taylor Weaver (and their joint agents where applicable) for themselves and for the vendors or lessors of this property for whom they act, give notice that: (i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants and do not constitute the whole or any part of an offer or contract; (ii) Taylor Weaver cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein, and prospective purchasers or tenants must not rely on them as a statement of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of Taylor Weaver (and their joint agents where applicable) has any authority to make any representation or warranty to enter into any contract whatever in relation to the property; (iv) prices or rents quoted in these particulars may be subject to VAT in addition; (v) Taylor Weaver will not be liable in negligence or otherwise for any loss arising from the use of these particulars.