

Pickup Street, Fort Street Industrial Estate, Blackburn, BB1 5DW

FOR SALE



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Use - Industrial, Investment

Size - 6,742 Sq ft

Price - £350,000 + VAT

- Detached Warehouse Investment opportunity
- Currently producing £31,500 p.a. + VAT
- Ample on site parking and loading
- Established Industrial Location



COMMERCIAL PROPERTY AGENTS, CHARTERED SURVEYORS AND VALUERS

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Location

The property is situated on the established Fort Street Industrial Estate approximately half a mile from Blackburn town centre.

The property is also well located for access to Junction 6 of the M65 motorway which is approximately one and a half miles away.

It is surrounded by a number of industrial business and trade counter operators.

Description

The property comprises a modern detached industrial / warehouse unit with offices extending to 6,742 sq.ft.

It is of twin bay steel portal frame construction with brickwork walls to a height of around 7 feet with cladding above and an insulated corrugated roof incorporating translucent roof panels.

The accommodation has been refurbished to include internal and external redecoration, re-cladding to the walls, provision of new car parking and loading areas and refurbishment to the offices.

Internally the property has an eaves height of around 13' 9" rising to the apex and incorporates 2-storey offices incorporating offices, WC facilities and canteen.

The accommodation has the benefit of sodium bulb lighting and the workshop is served by two roller shutter doors.

Externally there are ample parking and loading areas.

Accommodation

The accommodation is arranged as follows :-

Bay 1	Ground Floor	Workshop	3,548 sq.ft	329.74 sq.m
		Offices	444 sq.ft	41.26 sq.m
	First Floor	Offices	444 sq.ft	41.26 sq.m
Bay 2	Ground Floor	Workshop	1,608 sq.ft	149.44 sq.m
		Offices & amenity	349 sq.ft	32.44 sq.m
	First Floor	Offices	349 sq.ft	32.44 sq.m
Total			6,742 sq.ft	627.51 sq.m

Price

£350,000 + VAT

Tenure

Long leasehold

Lease Terms

The property is currently let to Essential Soft Furnishings Ltd on a 5 year FRI lease expiring 2nd August 2026.

The current passing rent is £31,500 p.a. + VAT (settled on review) with no break option for the remaining term of the lease.

A copy of the lease is available on request.

Rating

We understand that the Rateable Value is £16,250 with rates payable in the region of £8,000

EPC

An EPC is available upon request

Planning

It is understood that the premises have planning consent for B1, B2 and B8 use, although interested parties are recommended to contact the local Planning Authority to discuss the matter in greater detail.

Legal Costs

Each party responsible for their own legal costs involved in the transaction.

VAT

VAT may be applicable

Services

It is understood that all mains services are available to the premises including 3 phase power, gas, sewerage and water mains.

Ground Rent

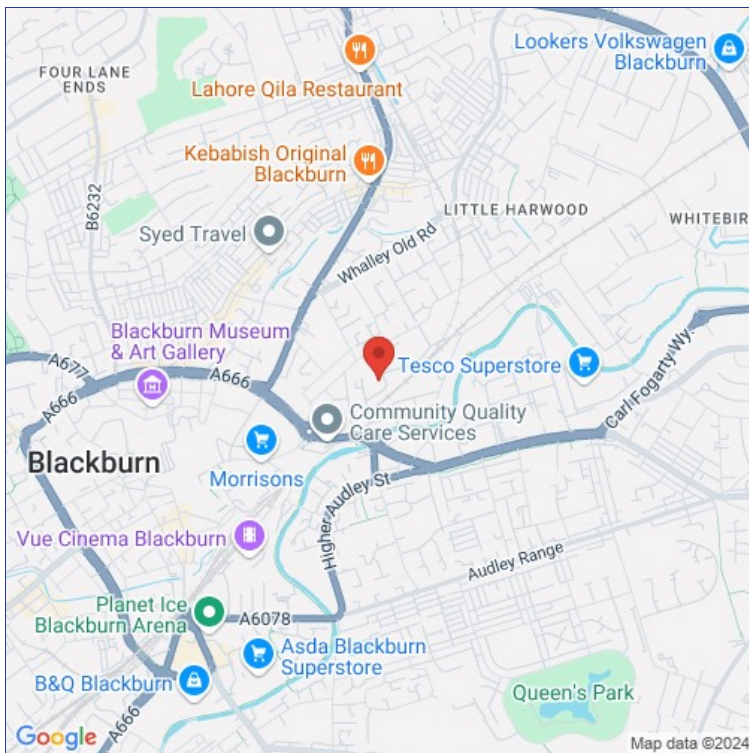
The tenure is long leasehold for a period of 125 years from 28th February 2007 at a ground rent of £7,500 per annum. The rent is reviewed regularly

Viewing

Strictly through retained agents

Taylor Weaver
(James Taylor)
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