

Units A-D, Britannia Mill, Didsbury Street, Blackburn, BB1 3JL



## FOR SALE

Use - Industrial, Investment  
Size - 25,000 - 45,505 Sq ft  
Price - £1,750,000 + VAT

- UNDER OFFER - Part Income Producing Industrial Investment Opportunity
- 4 Separate Buildings On One Site
- Total Size 44,505 Sq.ft / 4,227 sq. metres (31,442 sq. ft. vacant)
- Current Rental income - £33,000 p.a. (71% of the site is vacant)
- Price - £1.75 Million Plus VAT



COMMERCIAL PROPERTY AGENTS, CHARTERED SURVEYORS AND VALUERS

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## Units A-D, Britannia Mill, Didsbury Street, Blackburn, BB1 3JL

### Location

The premises are located off Didsbury Street in an established industrial/commercial area of Blackburn.

Approximately 1 mile from Blackburn town centre with access onto Didsbury Street from the A678/A679 which is one of the main link roads from junction 6 of the M65 motorway into Blackburn town centre.

Neighbouring occupiers in the immediate vicinity include WSBL, Tesco Superstore and Lidl amongst many others.

See location plan included within these particulars.

### Description

The Britannia Mill site has been split to create 4 separate units of varying construction and standards.

A brief description for the various units can be found below:

**Unit A - 25,113 sq. ft. - Vacant**

Modern, steel portal frame building benefitting from an eaves height of 5.6 metres, rising to 8.3 metres in the central apex. Access into the unit is via 2 electrically operated roller shutter doors extending to a height of 4.4 metres. Internally the property is of block construction up to a height of 2.8 metres with insulated profile steel cladding above. Externally there is a large tarmac serviced yard extending to 0.47 acres which is used to service this particular unit.

**Unit B - 4,269 sq. ft. (this unit is let - see tenancy details in the tenancy section of these particulars)**

A low quality open plan industrial unit with a solid concrete floor and full height blockwork walls up to an eaves of 5m underneath a single skin asbestos roof incorporating translucent roof panels. The building is accessed via a manually operated roller shutter door extending onto a private yard area accessed on the corner of Didsbury Street.

**Unit C - 8,794 sq. ft. (this unit is let - see tenancy details in the tenancy section of these particulars)**

Open plan industrial unit on Upper Ground Floor level which is completely open plan incorporating a small amount of temporary office accommodation. The unit is currently used for clean storage by the tenant. Solid concrete floor, pendant LED lighting and an internal eaves of 4 metres.

**Unit D - 6,329 sq. ft. (vacant)**

This area has been found to be in a poor state of repair with various leaks from the original north light roof construction which is still in situ. The property is again primarily open plan with concrete floors and brick walls up to a height of 3.2 metres with the roof incorporating a strip fluorescent lighting and access into the unit is via an electrically operated roller shutter door directly from Didsbury Street.

### Accommodation

We have measured the units on a gross internal area basis as follows:

|              |                       |                     |
|--------------|-----------------------|---------------------|
| Unit A       | 25,113 sq. ft.        | 2,333 sq. m.        |
| Unit B       | 4,269 sq. ft.         | 396 sq. m.          |
| Unit C       | 8,794 sq. ft.         | 817 sq. m.          |
| Unit D       | 6,329 sq. ft.         | 588 sq. m.          |
| <b>Total</b> | <b>44,505 sq. ft.</b> | <b>4,134 sq. m.</b> |

### Price

£1,750,000 + VAT

### Tenure

Freehold

### Rating

Available on request.

### Planning

B2 / B8 uses.

### Legal Costs

Each party to be responsible for their own legal costs.

### Services

All mains services are connected to site. Each unit has it's own supply and metering.

### 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.

### Unit B Lease information

Ironmongery Solutions Ltd - Let from June 2023 on a 9 year FRI lease at a rent of £18,000 p.a. Tenant & Landlord break option June 2028. Rent review June 2028 and annually thereafter. Lease granted outside L&T Act.

### Unit C Lease information

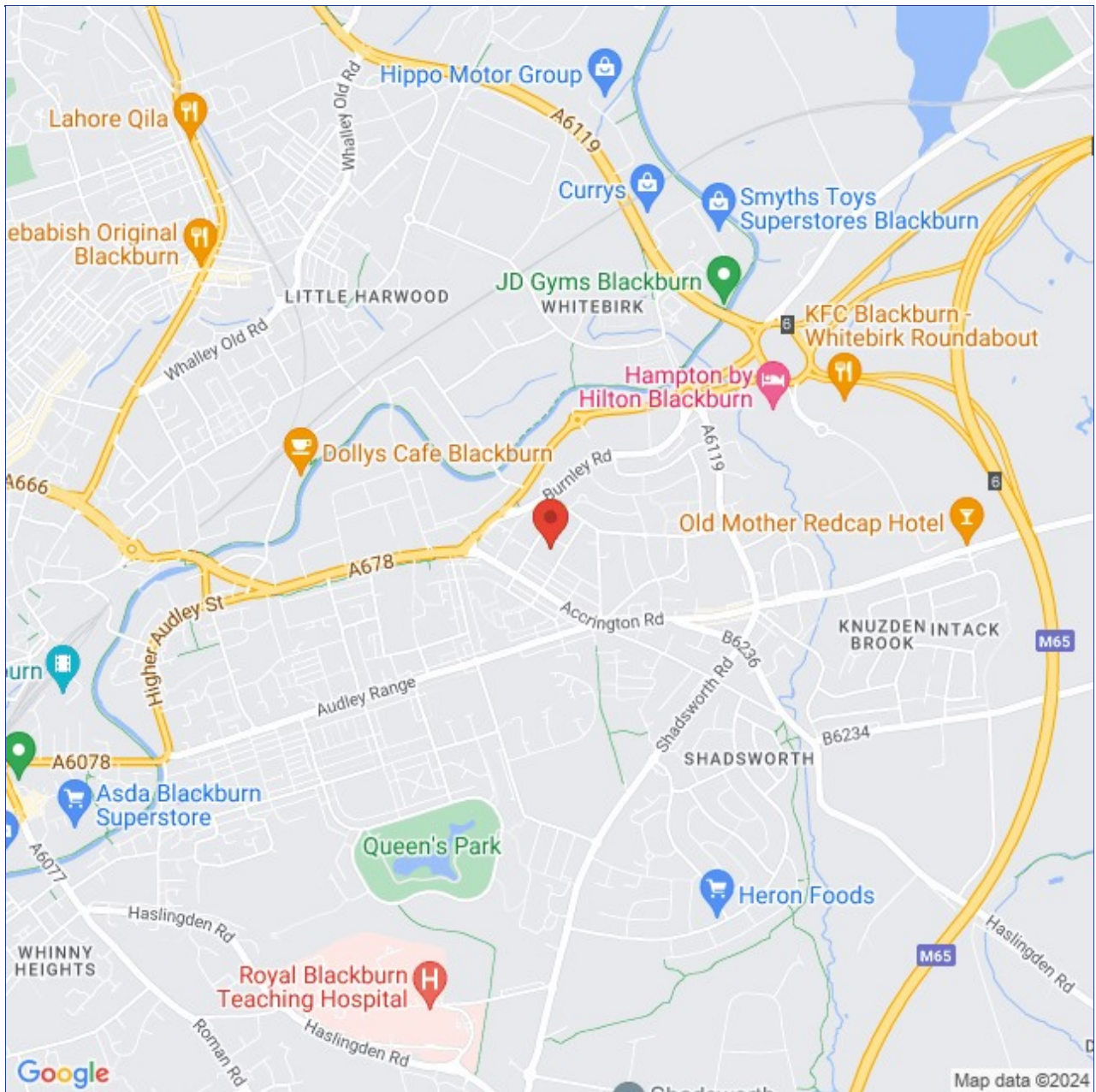
Euro Art (UK) Ltd - Lease expired March 2022 and tenant currently holding over paying rental of £15,000 p.a. Lease granted outside L&T Act.

### Viewing

Strictly through agents

Taylor Weaver

(James Taylor)



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