

DARWEN

149 Blackburn Road, BB3 1ET

FREEHOLD FOR SALE

**LYONS
THOMPSON
LETT**
PROPERTY CONSULTANTS



Location and Description

The subject premises are located in a busy location fronting Blackburn Road. The terraced property forms part of a parade of independent local shops and is opposite a Co-Op Food Convenience store.

The premises were most recently used as a Bookmaker on ground floor with the upper floor currently inaccessible having been voided off, but offer the potential to be refurbished for residential use.

Tenure

The premises are available for sale Freehold with vacant possession.

We are inviting offers in the region of £65,000

Accommodation

The premises are arranged over ground and first floors, comprising the following approximate floor areas:

FLOOR AREA	SQ FT	SQ M
Ground floor	767 sq ft	71 sq m
First Floor	Not inspected	

Business Rates

Rateable Value (2017): £6,400

Interested parties are advised to make their own enquiries with the Local Authority (Tel: 03000 501 501).

VAT and Costs

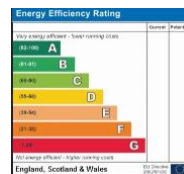
We have been verbally advised that the property is not elected for VAT

Each party to be responsible for their own legal costs incurred in any transaction.

Subject to Contract

EPC

A full copy of the EPC is available upon request.

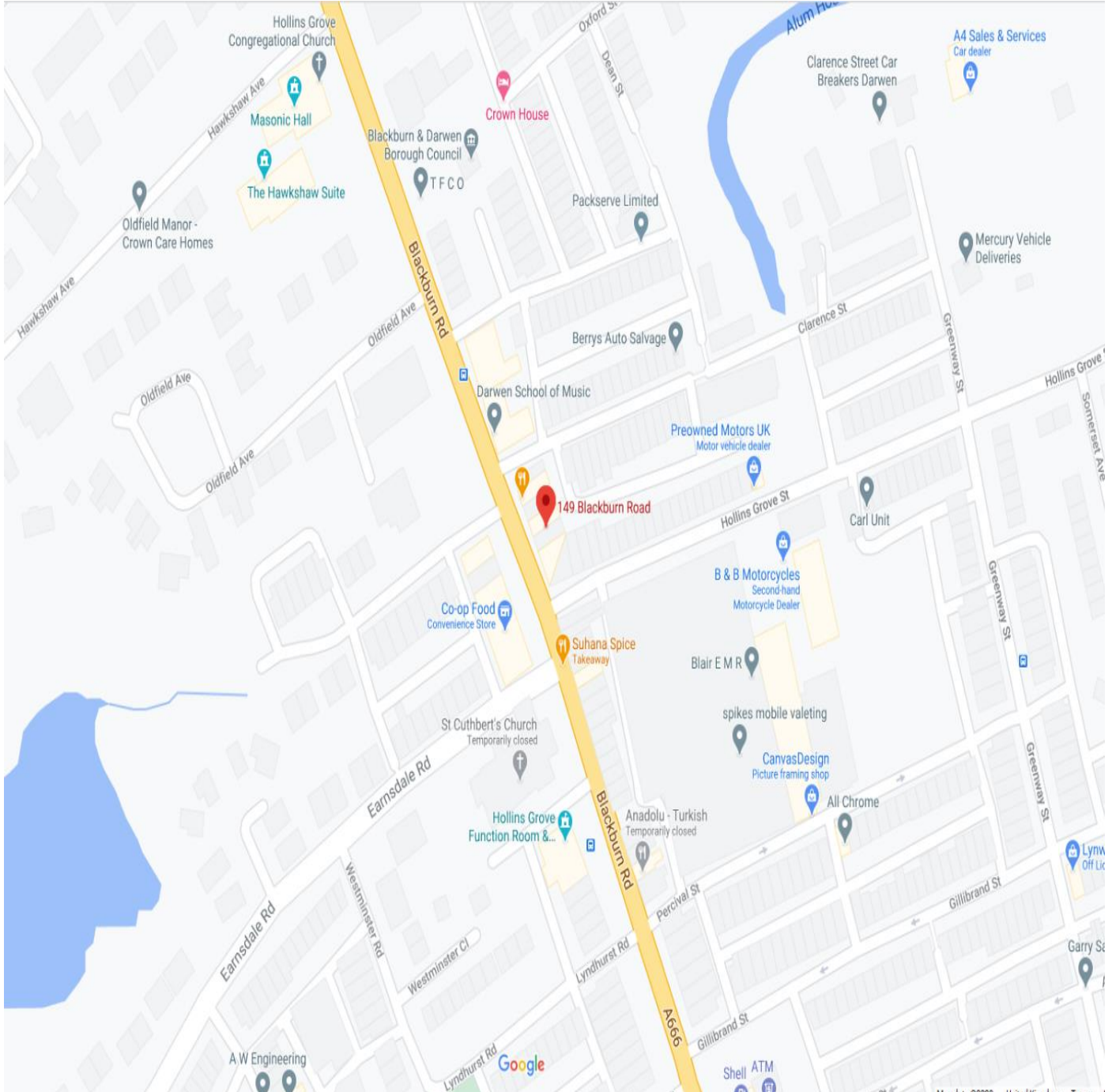


All Enquiries

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October 2021. Subject to Contract.

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