



Sanderson
Weatherall

FOR SALE/MAY LET

PRIME INVESTMENT/DEVELOPMENT OPPORTUNITY



Glebe Street, Great Harwood, Blackburn, BB6 7AA

sw.co.uk



- **Investment/Development opportunity for sale**
- **Located in Great Harwood town centre**
- **Consideration may be given to a letting of the premises at a rent of £50,000 pax.**
- **Vacant Possession available in late 2024 if required**
- **Part Freehold, part Long Leasehold for sale**
- **Offers in the region of £500,000 invited**

Location

The town of Great Harwood is in the Hyndburn District of Lancashire. It is well located approximately 5 miles to the north east of Blackburn and 6 miles west of Burnley. The neighbouring towns of Clitheroe and Accrington are within a few miles as is junction 7 of the M65 motorway (2.5 miles).

The town has an estimated population of some 11,028 (census 2021) with a district population of approximately 83,213.

Situation

The property is situated in the centre of the town located between Glebe Street and Town Hall Street.

Surrounding occupiers include numerous shops restaurants and bars along with many town centre residential properties.

Description

The premises comprise a detached retail property planned on ground floor on a site of approximately 0.80 acres. To the outside are approximately 30 car parking spaces within the demise and a further 52 spaces in the local authority car park immediately adjacent.

The interior is predominantly set out as sales space with a loading bay, storage and staff accommodation to the rear.

Accommodation

The property provides the following approximate gross internal areas.

Floor	Area Sq M	Area Sq Ft
Ground Floor GIA	724.60	8,381

Rateable Value

The 2023 rating assessment for the property is £29,000.

Energy Performance Certificate

The property has an EPC rating of 72c. A copy of the EPC certificate is available upon request



Tenancy

The property is currently occupied by The Original Factory Shop who have signed a renewal lease as from 10th July 2024 at a rent of £32,500 per annum. The lease incorporates mutual break clauses upon the service of 3 months notice in writing.

The Opportunity

The property offers an opportunity for owner occupiers, developers and investors to acquire a large site and retail building in the heart of the town centre.

We consider that a variety of uses could be suitable here including retail, leisure, offices or a residential development, (subject to Planning).

Title

The ownership is held under three separate titles. The two blue shaded areas on the plan to the left are held Freehold. The remainder of the area within the red line is held Long Leasehold for a term of 125 years from 21 July 1992 at a peppercorn rent.

Proposal

We are instructed to invite offers for our clients freehold and long leasehold interests at a figure in the region of **£500,000** plus vat.

Lease

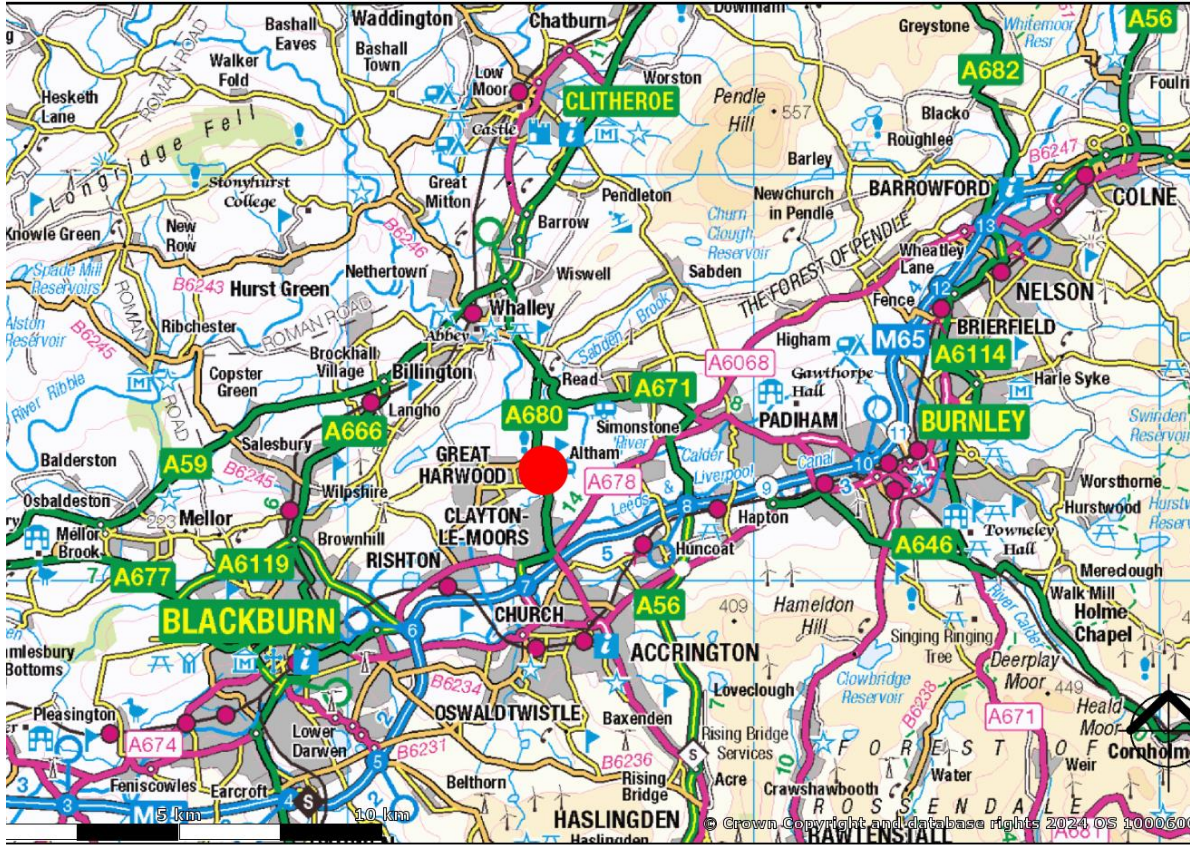
Our clients may consider a lease of the property at a rent of **£50,000** pax for a term to be agreed. The lease would incorporate rent reviews at 5 yearly intervals and be on a Full Repairing and Insuring basis.

VAT

The property is Vat registered.

Anti Money Laundering

In accordance with the Anti Money Laundering regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.



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Plotted Scale - 1:14

Misrepresentation Act 1967: Messrs Sanderson Weatherall LLP for itself and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1) These particulars do not constitute any part of an offer or contract; 2) None of the statements contained in these particulars as to the properties are to be relied on as statements of representations of fact; 3) Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars; 4) The vendor(s) or lessor(s) do not make or give and neither Messrs Sanderson Weatherall LLP nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property; 5) None of the building's services or service installations (whether these be the specific responsibility of the freeholder, lessor or lessee) have been tested and are not warranted to be in working order. Finance Act 1989: Unless otherwise stated all prices and rents are quoted exclusive of VAT. Consumer Protection from Unfair Trading Regulations 2008 and Business Protection from Misleading Marketing Regulations 2008: Every reasonable effort has been made by Sanderson Weatherall to ensure accuracy and to check the facts contained in these particulars are complete. Interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice.

Sanderson Weatherall LLP Registered in England company number OC 344 770 Registered Office 6th floor, Central Square, 29 Wellington Street, Leeds, LS1 4DL

January 2024

Viewings
Please note that all viewings must be by prior appointment with Sanderson Weatherall
For further information or to arrange a viewing contact

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