

PROPERTY PARTICULARS INVESTMENT

**TREVOR
DAWSON**

COMMERCIAL PROPERTY CONSULTANTS

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www.tdawson.co.uk

SALE AND LEASE BACK



TYSON LIGHTING WALPOLE STREET BLACKBURN BB1 1DB

- 16,915 sq. ft. (1,571.5 sq. m.)
- Generous site of 0.96 acre
- Popular trade counter and retail location
- New ten year lease with five year rent review

LOCATION

Situated approximately half a mile south-east of Blackburn Town Centre, Walpole Street lies just off the A6078 Lower Audley Street which is a predominantly industrial, trade counter and retail location. Other occupiers fronting Walpole Street include JAS Sawmills and Edmundson Electrical.

Junctions 4, 5 and 6 of the M65 motorway are each approximately two and a half miles distant. The property is located in the Borough of Blackburn with Darwen which has a population of approximately 154,800 people. The borough forms part of the Pennine Lancashire sub region and is 25 miles north of Manchester city centre.

DESCRIPTION

A detached industrial unit dating from circa 1980 of steel portal frame construction, clad to the elevations in cavity brickwork and blockwork to 2 metres height, with full height brickwork and blockwork to the front and left side elevations to the offices, thereapart in double skin profiled steel beneath a profiled steel clad roof.

Concrete floor. 6.1 metre internal eaves height with vehicular access to the main production area by two roller shutter doors opening onto the enclosed yard and parking area which extends to 0.96 of an acre.

Internally an integral two-storey office block provides offices at first floor with workroom, ladies, gents and disabled WCs at ground floor. Within the workshop there is a steel framed mezzanine floor running the full width of the unit to the rear of the office block.

ACCOMMODATION

The gross internal areas are as follows:

Ground floor	892.5 square metres
First floor	179.0 square metres
Mezzanine floor	487.5 square metres

SERVICES

All mains services are available including single and three phase electricity. Space heating to the offices is via a gas fired hot water installation. The workshop is served by a gas fired warm air blower.

SERVICES RESPONSIBILITY

It is the prospective purchaser's responsibility to verify that all appliances, services and systems are in working order, are of adequate capacity and suitable for their purpose.

TENURE

Freehold.

LEASE-BACK

Upon completion of the sale the current occupiers will enter into a lease-back on the following terms:

1. Ten year lease.
2. Rent review at the fifth anniversary.
3. Rental £85,000 per annum exclusive of VAT.
4. Full repairing and insuring terms subject to a Schedule of Condition. The Schedule to be undertaken by the undertaken at their cost.
5. The tenant will be Tyson Lighting Limited. Registered Number 00682184.

PRICE

£1.1 million.

VAT

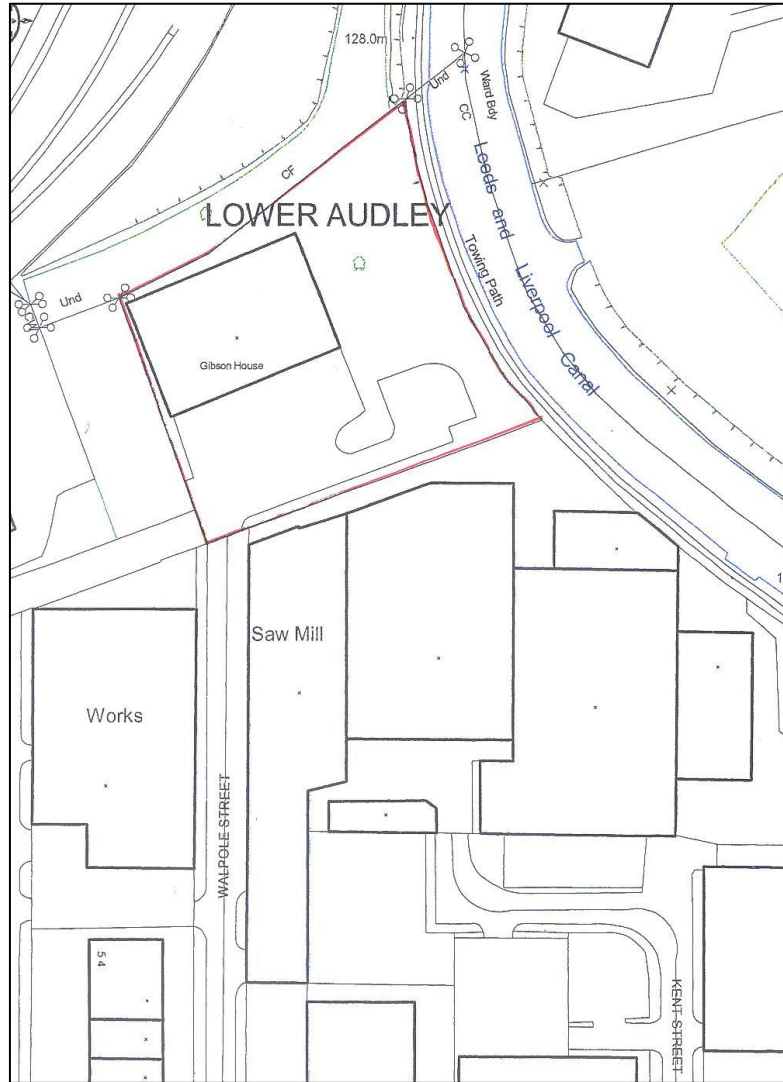
VAT is not applicable.

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been commissioned and will be made available upon request.

VIEWING

**STRICTLY BY APPOINTMENT WITH SOLE AGENTS TREVOR DAWSON LIMITED OF CAPRICORN HOUSE, CAPRICORN PARK, BLAKEWATER ROAD, BLACKBURN, BB1 5QR.
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