

PROPERTY PARTICULARS INVESTMENT

**TREVOR
DAWSON**

COMMERCIAL PROPERTY CONSULTANTS

01254 681133

www.tdawson.co.uk

FOR SALE



RICHMOND CHAMBERS RICHMOND TERRACE BLACKBURN BB1 7AR

- Income producing prominent town centre property
- Rental growth potential
- Long-standing tenants
- Current rental income £67,020 per annum with increases over the next couple of years
- Fully let

LOCATION

Prominently situated with frontages to Richmond Terrace and Sudell Cross. A landmark building which lies in the mixed retail, leisure and office district of the town centre, within walking distance of all the town centre amenities.

Blackburn town centre is undergoing a renaissance with several major projects underway including the Blakey Moor Leisure and Restaurant Scheme opposite King George's Hall which also incorporates the newly opened Akbar's Restaurant.

DESCRIPTION

Traditionally built in brick with stone featurework beneath a pitched slated roof. The property is arranged on three floors with basement and has the benefit of rear yard access.

ACCOMMODATION

Arranged in self-contained suites off common areas. The net internal accommodation is as follows:

| | |
|--------------|---------------|
| Ground floor | 1,316 sq. ft. |
| Basement | 1,790 sq. ft. |
| First floor | 1,276 sq. ft. |
| Second floor | 1,707 sq. ft. |

SERVICES

All mains services are available. 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.

RATING

Each suite is separately rated.

LEASE TERMS

A number of the tenants are of long-standing and generally have minimum three year leases.

The total rental income is currently £67,020 per annum with agreed increases in August 2024 and October 2025, which will increase the income to £73,400 per annum.

The current rental breakdown is as follows:

| | |
|--------------|---------|
| Basement | £14,040 |
| Ground floor | £15,600 |
| First floor | £17,480 |
| Second floor | £19,900 |

PRICE

£750,000

VAT

VAT will be charged on the price at the current prevailing rate.

ENERGY PERFORMANCE CERTIFICATE

An indicative Energy Performance Certificate is available upon request.

LEGAL COSTS

Each party to be responsible for their own legal costs.

MONEY LAUNDERING

In order to comply with Anti Money Laundering Regulations a successful purchaser will be requested to provide two forms of identification and details of the source of funding.

VIEWING

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

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