

# PROPERTY PARTICULARS

## INDUSTRIAL / COMMERCIAL DEVELOPMENT LAND

**TREVOR DAWSON**

COMMERCIAL PROPERTY CONSULTANTS

**01254 681133**

[www.tdawson.co.uk](http://www.tdawson.co.uk)

**FOR SALE**



## Snape Street Lower Darwen

- Fully enclosed site of 0.4 acre
- Single-storey building extending to 452 sq. ft. approx.
- Freehold

## LOCATION

The site is located at the top end of Snape Street which has access directly off the A666, the main arterial route from Blackburn to Darwen town centre.

Access into the site is across the railway track and immediately turn right.

## DESCRIPTION

A former sub-station of brick construction in a roughly square shaped level and enclosed site, extending to 0.4 acre including the access road.

The building extends to 452 square feet and the site and building is to be sold as seen with equipment in situ.

## SERVICES

Mains services have been disconnected.

## RATING

The property will be re-assessed upon occupation.

## TENURE

Freehold.

## PRICE

£150,000

## VAT

VAT will be charged on the price at the standard rate.

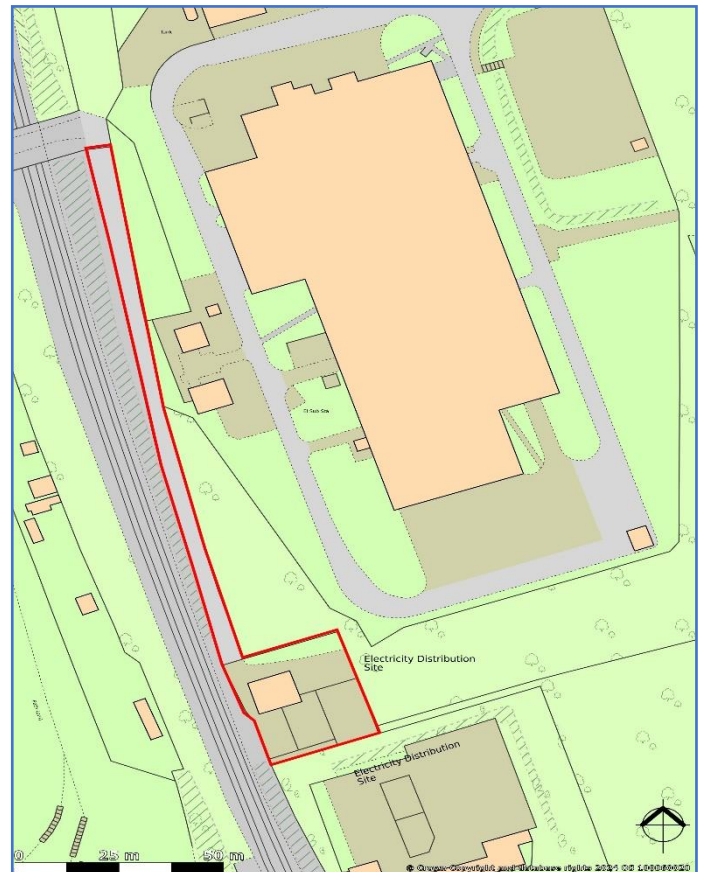
## MONEY LAUNDERING

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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**For identification purposes only**

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