

# PROPERTY PARTICULARS

## RETAIL

**TREVOR  
DAWSON**

COMMERCIAL PROPERTY CONSULTANTS

**01254 681133**  
[www.tdawson.co.uk](http://www.tdawson.co.uk)

**FOR SALE**



**PRICE REDUCED**

## **51 BLACKBURN ROAD GREAT HARWOOD BB6 7DF**

- Prominent Corner Retail Property Fronting Blackburn Road
- Residential Potential

## LOCATION

An extremely prominent corner location fronting Blackburn Road in a busy neighbourhood retail area of the town. All local amenities are within walking distance.

## DESCRIPTION

A three-storey property of traditional stone construction beneath a pitched slated roof. Access is available to the rear.

Internally, comprising an open-plan sales area off a corner entrance, full height display windows. The upper floors have been recently refurbished with double glazing, kitchen and bathroom and, subject to re-configuration, have the potential for residential use.

## ACCOMMODATION

Ground Floor Retail	294 sq. ft.
First Floor	286 sq. ft.
Second Floor	293 sq. ft.
<b>Total</b>	<b>873 sq. ft.</b>

## SERVICES

We understand all mains services are connected. It is the 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

The current Rateable Value is listed as being £3,500. A sole occupier would benefit from 100% discount on rates payable through the Small Business Rating Relief Scheme. Enquiries to confirm eligibility should be made through Hyndburn Borough Council on 01254 388111.

## PLANNING

It is the prospective purchaser's responsibility to verify that their intended use is acceptable to the local planning authority.

## ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate will be commissioned.

## TENURE

Freehold.

## PRICE

**Price Reduced £115,000**

## VAT

VAT will not be charged on the price.

## VIEWING

**STRICTLY BY APPOINTMENT WITH SOLE AGENTS  
TREVOR DAWSON LIMITED OF CAPRICORN HOUSE,  
CAPRICORN PARK, BLAKEWATER ROAD, BLACKBURN,  
BB1 5QR. OUR REF CEJ YM 2306.13231**

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