

PROPERTY PARTICULARS

OFFICE/MULTI-USE

TREVOR DAWSON

COMMERCIAL PROPERTY CONSULTANTS

01254 681133
www.tdawson.co.uk

FOR SALE/TO LET



Price Reduced
Offers in region of
£275,000

7 LORD STREET WEST
BLACKBURN
BB2 1JX

- Imposing three-storey Town Centre professional office building comprising 4,210 Sq Ft
- **Planning consent for conversion to three ground floor retail units and four 2 bed apartments on upper floors**
- Prominent Town Centre position
- Excellent location for all amenities

LOCATION

Town Centre position on Lord Street West adjacent to its junction with King Street, Church Street and Mincing Lane. The property fronts the main Mall shopping centre.

DESCRIPTION

A three-storey professional office building of brick construction with a feature stonework frontage, previously being occupied as banking premises but more recently as a legal practice.

Internally the ground floor comprises a modern entrance reception with feature stairwell, with a total of six private offices/meeting rooms, staff kitchen and ladies and gents toilets. There is a similar arrangement on the first floor with seven offices and a further six offices on the second floor, with kitchen and toilet.

The offices have suspended ceilings incorporating electric strip lighting supported by spotlighting. There is an extremely useful archive storage facility within the basement and the premises have the benefit of a gas hot water central heating system. The building offers flexibility and could be occupied on a floor-by-floor basis with the space being redefined by the removal of partitions if required.

ACCOMMODATION

The net internal areas are as follows:

Ground floor	1,660 sq. ft.
First floor	1,600 sq. ft.
Second floor	950 sq. ft.
Total	4,210 sq. ft.
Plus basement archive	1,440 sq. ft.

EXTERNALLY

Communal yard to the rear of the property.

ENERGY PERFORMANCE CERTIFICATE

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

SERVICES

All mains services are available. It is the prospective purchaser's/ingoining tenant'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 property has been divided for rating purposes and has several assessments as follows:

Ground Floor: Rateable Value £9,100
Room 1 Ground Floor: Rateable Value £870
First Floor: Rateable Value £8,300
First Floor Room 2: Rateable Value £1,375
Second Floor Room A: Rateable Value £820
Second Floor Room B: Rateable Value £830
Basement: Rateable Value £2,500

For details on Business Rates payments enquiries should be directed to Blackburn Borough Council who can be contacted on 01254 585585.

PLANNING

The most recent use is professional offices under Class E (Financial and Professional Services). Planning permission has been obtained for the conversion of the ground floor to form three retail outlets with four apartments on the upper floors, each with two bedrooms. Further details and drawings are available on the Blackburn with Darwen Borough Council website under application reference number 10/22/0515. Alternatively, enquiries may be made with Trevor Dawson. It is the prospective purchaser's responsibility to verify that their intended use is acceptable to the local Planning Authority (01254 585585).

TENURE

Understood to be freehold.

PRICE

Offers in the region of £275,000 are invited

LEASE

The building is also available by way of an occupational lease for a term of years to be agreed.

RENTAL - £30,000 PER ANNUM.

VAT

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

OUR REF JBR LMH 2111.12886 Email jason@tdawson.co.uk

Misrepresentation: Trevor Dawson Ltd. for themselves and for the vendors or the lessors of this property whose agents they are give notice that i) the particulars are set out as a general outline only for guidance of the intended purchaser or lessees and do not constitute any part of an offer or contract. ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith but without responsibility and intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of them. iii) No person in the employment of Trevor Dawson Ltd. has any authority to make or give any representation or warranty whatever in relation to this property.

Trevor Dawson, Commercial Property Consultants, is a trading name of Trevor Dawson Ltd.
A company registered in England and Wales. Registered office at Capricorn House. Registered number 09533426

**TREVOR
DAWSON**

COMMERCIAL PROPERTY CONSULTANTS

01254 681133
www.tdawson.co.uk