

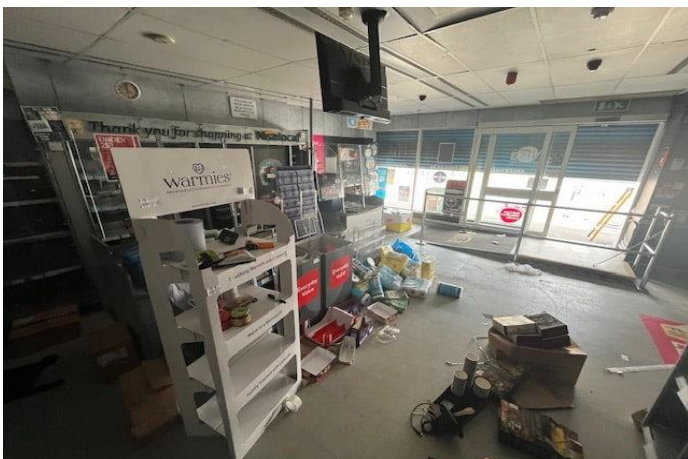
FOR SALE

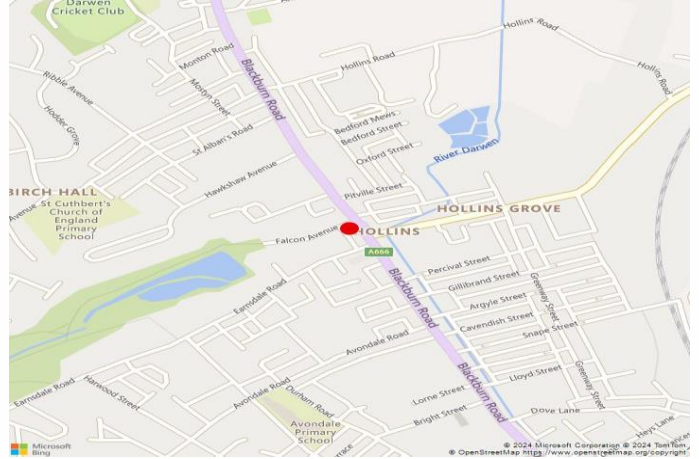


140 -148 Blackburn Road, Darwen, Lancashire, **BB3 1QU**

**Substantial Former Convenience
Store With First Floor Offices**
7,041 Sq Ft (654.11 Sq M)

- Considered Suitable For Residential Conversion *(STP)
- Storage + Ancillary Accommodation
- Separate Access to First Floor
- Prominent Location
- Security Roller Shutters & Air-Conditioning





Location

Prominently situated fronting Blackburn Road midway between Darwen town centre to the south and junction 4 of M65 to the north.

Description

The property comprises a substantial former Nisa convenience store on ground floor level with rear storage and ancillary accommodation plus separately accessed first floor office/storage space.

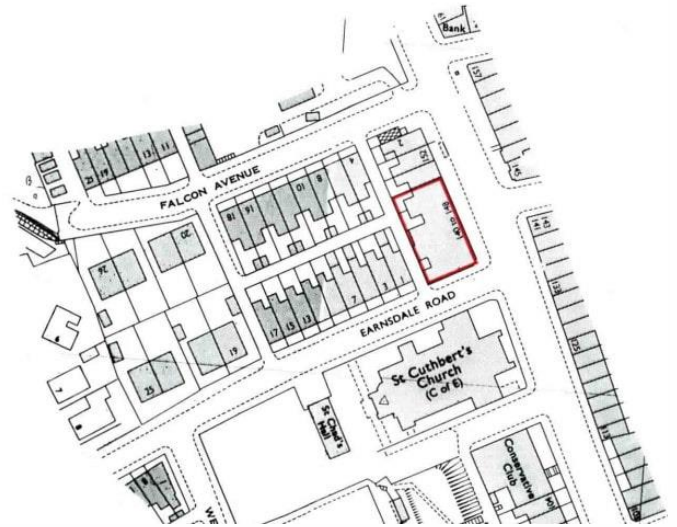
The ground floor is fitted with suspended ceilings, security roller shutters and air conditioning.

The building does require refurbishment works but would lend itself to subdivision and/or conversion of the first floor to residential accommodation (stp).

First Floor - RV £15,750

Tenure

Freehold – Title Number LA672769



ACCOMMODATION	SQ.FT.	SQ.M.
Ground Floor - Sales Area, Rear Storage & Ancillary	3,759	349.21
First Floor - Mainly Open Plan Storage with Kitchen & Shower-Room	3,282	304.87
TOTAL	7,041	654.08

EPC

The Property has an EPC Rating C.

Legal Costs

Each party are to be responsible for their own legal costs.

Asking Price

£325,000

VAT

HMRC have confirmed that they do not appear to have any record of any option to tax in respect of this property.

Business Rates

Current Rateable Value - (1 April 2023 to present)
Ground Floor - RV £32,750

Viewing & Further Information

If you would like to view this property or would like further information, please contact the Sole Agents:

Stuart Cooper

T: 0161 817 3399

E: stuartcooper@roger-hannah.co.uk

Date of Preparation

31 July 2024