



## Income Producing Investment

### FOR SALE BY AUCTION

**SIMON HOUSE  
55-57 BLACKBURN ROAD  
CHURCH  
ACCRINGTON  
LANCASHIRE  
BB5 4PF**

**7,374 Sq Ft (685.04 Sq M)**

- Conveniently located within 5 minutes drive from junction 7 of the M65 motorway.
- Current gross rental income of £19,200 per annum.
- On site parking available.
- Potential gross income of £28,800 per annum

### Location

The property occupies a corner position fronting Blackburn Road (A679) at its junction with Bridge Street, a short distance from the centre of Oswaldtwistle. The property is within a short distance drive from Junction 7 of the M65.

### Description

A three storey detached office building of brick and stone construction beneath a pitched slate roof. The property has undergone an extensive refurbishment benefiting from a new central heating system, new windows, suspended ceilings, kitchenette and WC facilities.

To the ground floor the accommodation consists of a dance studio and single office. A further two office suites are available to the first floor together with kitchenette facilities and male and female WC facilities. The second floor consists of two open plan office suites, a reception area, private office and WC facilities.

Externally the property benefits from a secure adjoining car park.

### Accommodation

#### ACCOMMODATION

Ground Floor  
Reception area  
Barber  
Games Room  
WC's  
Customer WC's

First Floor  
Office 1  
Office 2  
Kitchenette  
WC's

Second Floor  
Office 3  
Office 4  
Reception area  
Kitchenette  
WC

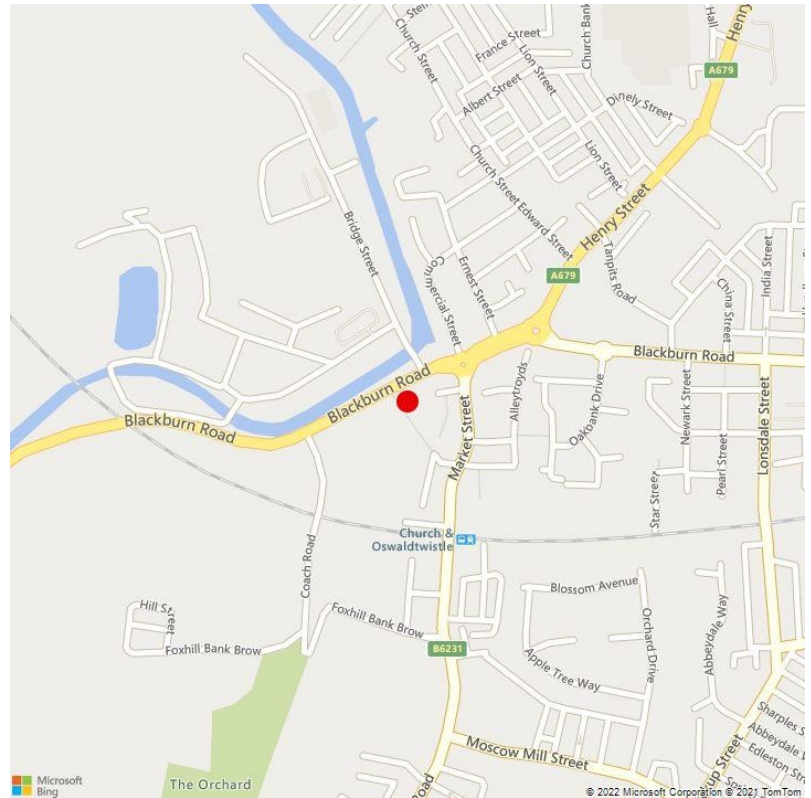
GIA 585.07 sq.m 7,374 sq.ft

### Services

The property has the benefit of all mains services.

### Services Responsibility

It is the prospective purchaser's responsibility to verify that all appliances, services and systems are in working order, and are of adequate capacity and suitable for their purpose.



### Planning

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

### Price

Start Bid £285,000 (two hundred and eighty-five thousand pounds)

### Terms

For sale by the Modern Method of Auction: Starting bid price £285,000 plus reservation fee. This property is for sale by the Lancashire Property Auction powered by "iam-sold".

## AUCTIONEERS COMMENTS

This property is for sale by the Modern Method of Auction which is not to be confused with traditional Auction. The Modern Method of Auction is a flexible buyer friendly method of purchase. We do not require the purchaser to exchange contracts immediately, but grant 28 days to achieve exchange of contracts from the date that the buyer's solicitors is in receipt of the draft contacts and a further 28 days thereafter to complete.

Upon close of a successful auction or if the vendor accepts an offer during the auction, the buyer will be required to put down a non-refundable reservation fee of 4.2% including VAT subject to a minimum of £6,000 Including VAT which secures the transaction and takes the property off the market. The buyer will be required to sign an Acknowledgement of Reservation form to confirm acceptance of terms prior to solicitors being instructed. Copies of the reservation form and all terms and conditions can be found in the legal pack which can be downloaded for free from [www.agentauctionpage.co.uk](http://www.agentauctionpage.co.uk).

Please note that the property is subject to an undisclosed reserve price which is generally no more than 10% in excess of the starting bid. Both the starting bid and reserve price can be subject to change. Terms and Conditions apply to the Modern Method of Auction, which is operated by the Lancashire Property Auction powered by "iam-sold".

TO VIEW OR MAKE A BID - contact Katy Wilson on 0161 300 7100 or visit [www.iam-sold.co.uk](http://www.iam-sold.co.uk)

### Additional Information

#### EPC

An Energy Performance Certificate is available upon request.

#### Legal Costs

Each Party is to be responsible for their own legal costs incurred.

#### VAT

All Prices quoted are exclusive of, but may be subject to VAT at the prevailing rate.

#### Viewings

Petty Commercial  
Empire Business Centre 2 Empire  
Way Off Liverpool Road Burnley  
BB12 6HH

#### DISCLAIMER

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

