



Former Funeral Directors With Development Potential

FOR SALE BY AUCTION

**134-136 DARWEN STREET
BLACKBURN
LANCASHIRE
BB2 2AJ**

5,409.8 Sq Ft (502.57 Sq M)

- Substantial three storey property in town centre location.
- Residential development potential subject to obtaining the necessary Planning consent.
- Popular town with over 14,000 students.
- In close proximity to all amenities including Blackburn Railway Station, The Mall and the High Street.

Location

The property is situated on Darwen Street on the outskirts of Blackburn town centre. Blackburn is an up and coming student town with over 14,000 students, 3,000 of which are studying at the University Centre. Darwen Street is the main thoroughfare into the centre of town with all its amenities. Such amenities include the Mall, Blackburn, Blackburn Sports and Leisure Centre, Planet Ice Blackburn Arena and the University centre. Blackburn Bus Station and Railways Station are just a short walk away.

Description

A three storey property of brick construction under a pitched slate roof, the property has been occupied as a Funeral Directors for a number of years and consists of two adjoining buildings which are a former pub and stables.

Internally the ground floor and part of the first floor have been extensively renovated over the last few years. The ground floor comprises a reception with meeting rooms to the front with chapels and toilet facilities at the mid-section. At the rear there is a generous garage with capacity for five cars with roller shutter access, there is also a staff kitchen and work rooms adjoining the garage.

The first floor has the benefit of store rooms and a staff office which require full refurbishment. The second floor also requires full refurbishment.

The property lends itself to residential development with schemes such as apartments, room lets or student lets subject to obtaining the appropriate planning consent. Mixed Commercial development could also be considered.

Accommodation

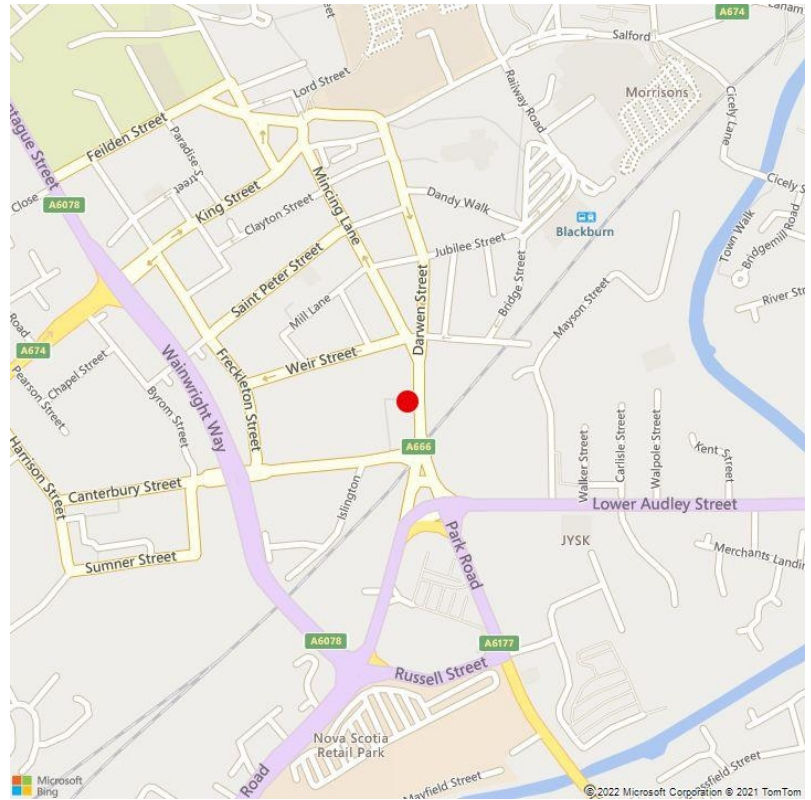
Ground floor	338.1 sq.m (3,644.8 sq.ft)
First Floor	101.1 sq.m (1,088.9 sq.ft)
Second floor	62.8 sq.m (676.1 sq.ft)
NIA	502 sq.m (5,409.8 sq.ft)

Services

The property has the benefit of all mains services including gas central heating.

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

This is an online electronic bids auction. Starting bids £138,000. See the website <https://www.pugh-auctions.com/online-auction-buying-guide>

Business Rates

We are informed by the Valuation Office Agency Website that the property has a Rateable Value of £51,000 per annum (April 2017 - Present).

AUCTIONEERS COMMENTS

Buying a property via our online auction platform is a simple process. It has all the benefits synonymous with traditional auctions, including speed and transparency, but with the added advantage of being able to bid from the comfort of your own home or office via desktop, tablet or mobile phone.

To find out how to get started, just follow our easy 5 step guide

See the website <https://www.pugh-auctions.com/online-auction-buying-guide>

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

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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 firms employment has the authority to make or give any representation or warranty in respect of the property.

