



Development Opportunity

FOR SALE

**228 BLACKBURN ROAD
ACCRINGTON
LANCASHIRE
BB5 0AQ**

2,503 Sq Ft (232.53 Sq M)

- Deceptively spacious end terraced property in need of some modernization.
- Former office use, but would suit residential conversion.
- Conveniently located being approximately 1 mile from Accrington town centre and its amenities and within an approximate 1.5 miles of junction 4 of the M65.

Location

The property is situated on Blackburn Road (A562) on the outskirts of Accrington. It is located on the corner of Blackburn Road and Tremellen Street. The surrounding area is predominantly residential although there are some commercial retail premises within the vicinity. The property benefits for excellent accessibility to Accrington town centre and the motorway network.

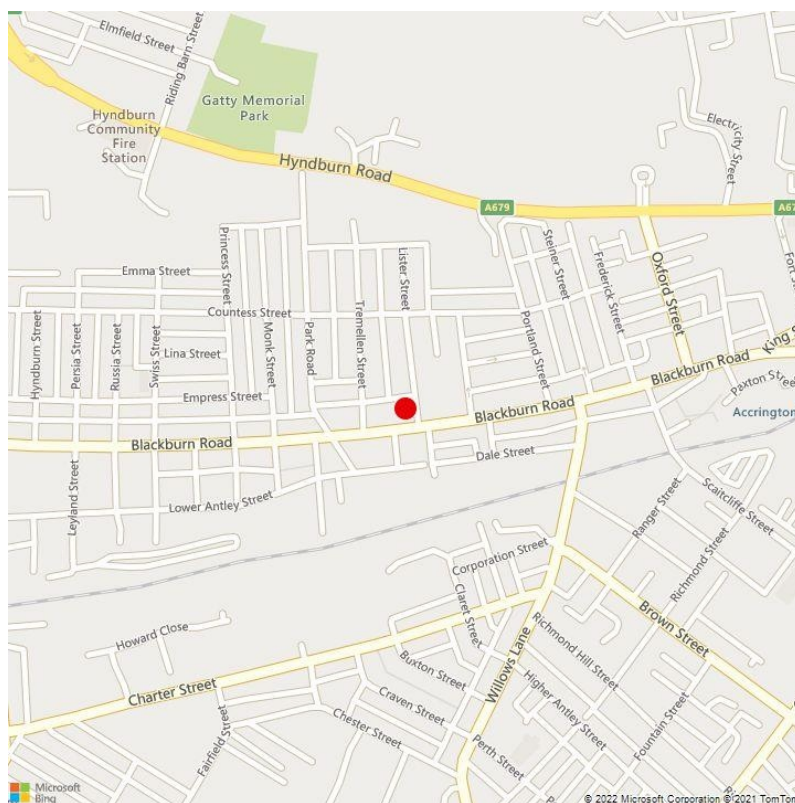
Description

The property comprises of a substantial end of Terrace property that is of stone construction with a pitched slate roof. The property was originally occupied as a private residence but has been converted and used as office for the last several years.

The property is in need of some upgrading, but offers deceptively spacious accommodation in a convenient location close to Accrington town centre with access to the M65 at junction 4.

The accommodation is arranged over three floors, comprising on the ground floor of a reception, four offices and WC facilities. To the rear of which there is a garage and storage facility. There is also access into a substantial basement. The first floor comprises three offices, a kitchen and bathroom and there is attic storage.

Externally to the front of the property the former forecourt has been converted to provide two car parking spaces.



Accommodation

Ground Floor

Reception, 4 offices, WC 78.6 sq.m (864 sq.ft)
Rear garage and storage - 37.67 sq.m (402 Sq.ft)
Basement - 60.2 sq.m (647 sq.ft)

First Floor

3 offices, bathroom, kitchen 40.37 sq.m (403 sq.ft)

Attic

Storage 24.48 sq.m (263 sq.ft)

Externally

2 car parking spaces to the forecourt

Planning

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

There will be a covenant restricting use as a Chapel of Rest.



Price

£130,000 (one hundred and thirty thousand pounds)

Business Rates

The property is currently assessed as a Chapel of Rest and Premises and has a current Rateable Value of £22,750 per annum (1st April 2017 to present). If the property was to be converted into residential it would be reassessed for Council Tax purposes. Enquiries should be directed to www.gov.uk-business-rates.

Services

The property has the benefit of all mains services including gas, water and electricity. The property benefits from gas fired 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.

Additional Information

EPC

An Energy Performance Certificate is available upon request.

Legal Costs

Each party is responsible for their own legal costs.

VAT

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

Viewings

Petty Chartered Surveyors
Suite 125b, 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.

