

FOR SALE/TO LET



Parade of town centre offices extending to over 10,200 sq ft

22-27 Richmond Terrace, Blackburn, BB1 7AF

- ❁ Historic parade of town centre offices occupied for many years by Farley's Solicitors
- ❁ Stunning building providing multiple offices, original features including sash windows, cellars and garden forecourts
- ❁ Pay and display car parking directly in front of the site
- ❁ Extremely rare freehold town centre opportunity
- ❁ Six interconnecting buildings of attractive red brick construction
- ❁ Grade two listed property, ideal for conversion back into residential units (subject to planning)
- ❁ Ideal for apartments, town houses or HMO's (subject to planning)
- ❁ Car park to the rear of the property not included in the sale

Interested in this property? Call **01282 428486** or email info@whiteacres-property.co.uk

Location

The property is located on Richmond Terrace being on the edge of Blackburn town centre.

The property runs parallel with the A666 (Barbara Castle Way) close to the junction with Preston New Road.

The block is located close to Taylors Solicitors, Watson Ramsbottom and McManus Accountants.

Description

A substantial parade of offices in the professional district of Blackburn town centre.

The grade two listed building comprises of six interconnecting offices which have been occupied by Farley's Solicitors for many years.

The offices are of red brick construction under a pitched slate roof having sash windows, garden forecourts, cellars and some attic rooms. The accommodation comprises of multiple offices together with kitchen and W/C facilities.

The freehold site is ideal for conversion into town houses, apartments or HMO's (Subject to obtaining the necessary planning consent).

The car park to the rear of the property is not included in the sale.

Accommodation

The accommodation has been measured on a gross internal basis and extends to the following approximate floor areas:

DESCRIPTION	SQ FT	SQ M
Lower Ground Floor Numerous Cellars	2,051.3	190.6
Ground Floor Reception, Offices, Kitchen & W/C facilities	3,653.6	339.4
First Floor Private Offices	3,689.7	342.8
Second Floor Store Rooms	854.5	79.4
GIA	10,249.1	952.2

Purchase Price

Offers in the region of £425,000 plus VAT.

Rent

The whole property is available by way of a new full repairing lease for a minimum term of three years at a rent of £35,000 per annum plus VAT.

Vat

Whiteacres have been advised that the property is not elected for VAT and therefore VAT will not be charged on the purchase or rental price.

Business Rates

We have been informed by the valuation office website that the Rateable Value for the property is £48,500 per annum with rates payable being £24,201 per annum

Please contact Blackburn with Darwen Borough Council on 01254 585585 confirm further details.

Outgoings

In addition to the rent the tenant would be responsible for the business rates liability, all services connected to the property and the buildings insurance which will be recharged by the landlords.

Services

We understand the property has the benefit of all mains services.

Service Responsibility

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

Legal Costs

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

Viewings

Please contact the agents:

Kelly McDermott
01282 428486
kelly@whiteacres-property.co.uk

Jonathan Wolstencroft
01282 428486
jonathan@whiteacres-property.co.uk

Whiteacres Property
Church House,
10 Church Street,
Padiham,
BB12 8HG



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Energy performance certificate (EPC)

Farleys 22-27 Richmond Terrace BLACKBURN BB1 7AF	Energy rating	Valid until: 30 April 2029
	D	Certificate number: 0240-8951-0351-6500-6080

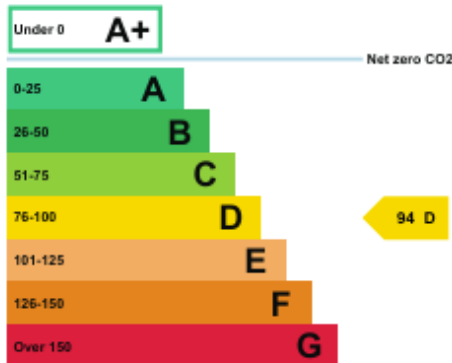
Property type	B1 Offices and Workshop businesses
Total floor area	811 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is D.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

How this property compares to others

Properties similar to this one could have ratings:

If newly built	25 A
If typical of the existing stock	74 C

HM Land Registry
Official copy of
title plan

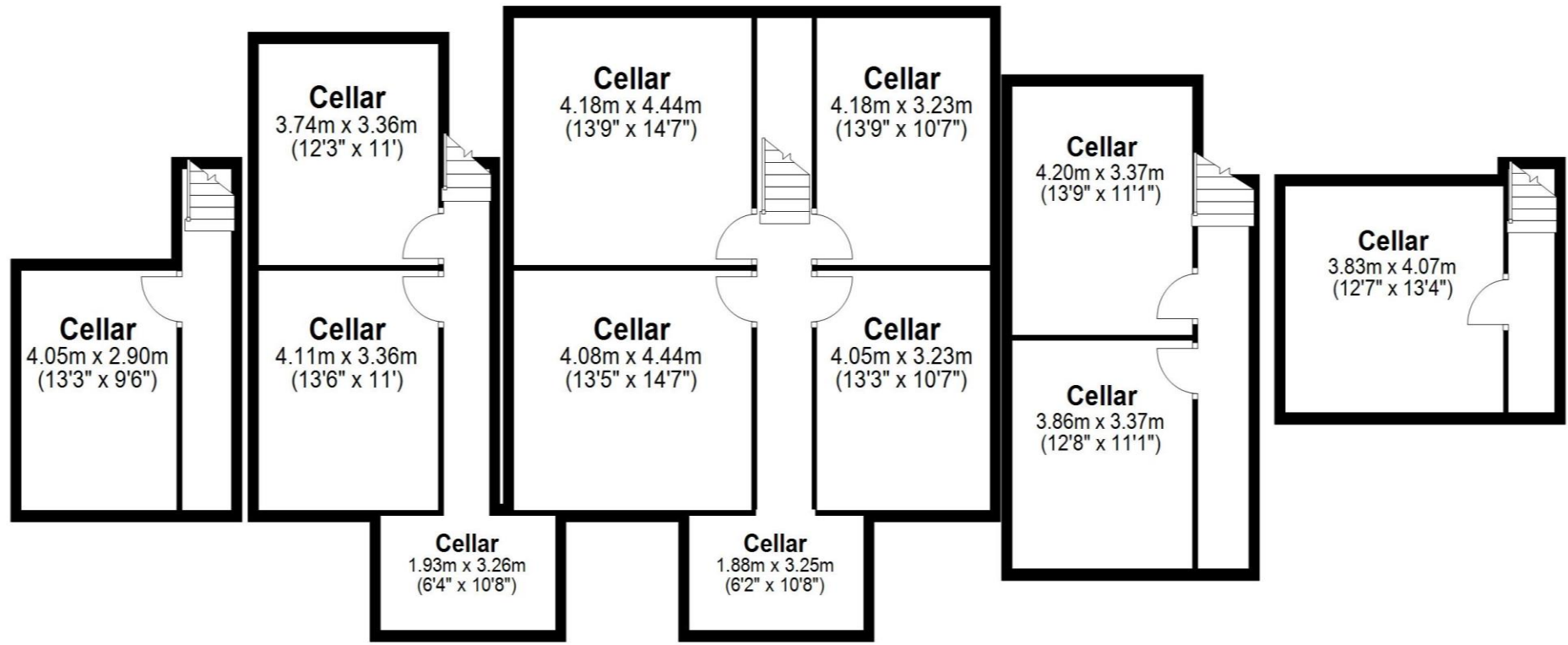
Title number **LA28266**
Ordnance Survey map reference **SD6828SW**
Scale **1:1250**
Administrative area **Blackburn with Darwen**



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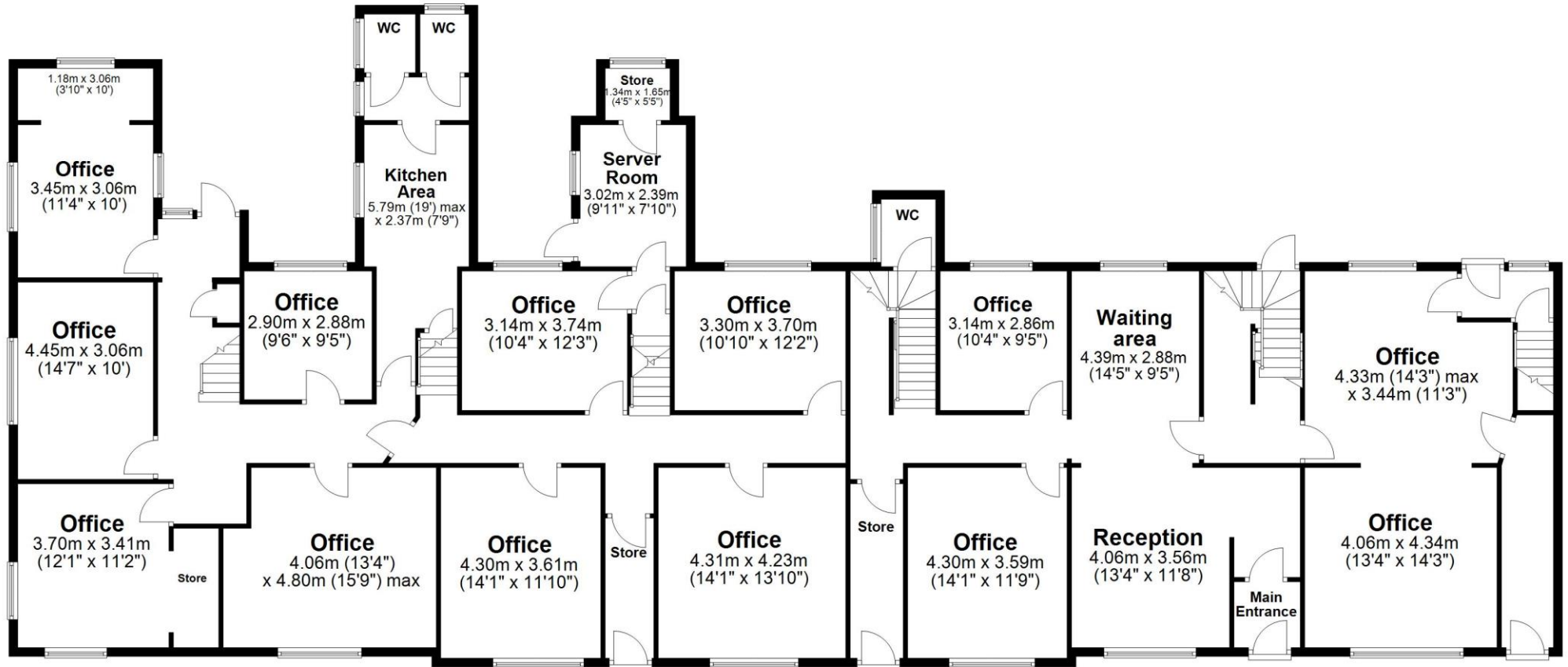
Lower Ground Floor
Approx. 190.6 sq. metres (2051.3 sq. feet)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement
Plan produced using PlanUp.

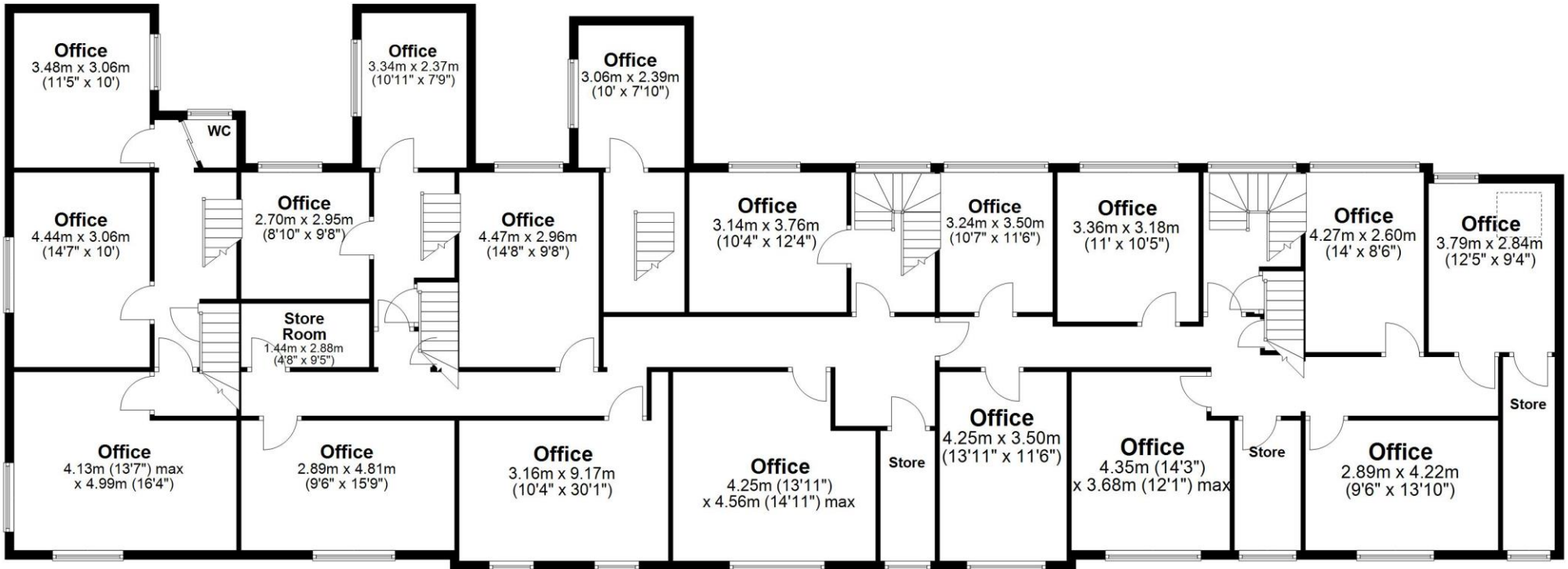
Ground Floor

Approx. 339.4 sq. metres (3653.6 sq. feet)



First Floor

Approx. 342.8 sq. metres (3689.7 sq. feet)



Second Floor
Approx. 79.4 sq. metres (854.5 sq. feet)

