



Offices in BB2

Union Street, Blackburn, Lancashire, BB2
3QH

£82,000 Starting Bid

Tenure

Freehold

Allocated parking

Property features

- ✓ COMMERCIAL PROPERTY
- ✓ KITCHEN ON THE GROUND FLOOR
- ✓ BATHROOM TO THE FIRST FLOOR
- ✓ CLOSE TO BLACKBURN TOWN
- ✓ TWO ROOMS ON THE GROUND

Description

Being sold via Secure Sale online bidding. Terms and Conditions apply.

We are delighted to offer to the market this commercial office block for sale which is close by to the town centre of Blackburn.

An exciting opportunity to purchase this commercial property.

The property is within easy access to Blackburn town centre and plenty of local amenities.

The property briefly comprises of: Ground floor commercial office space x 2, which can be used for many different business use. There is a kitchen to the ground floor and upstairs there are 2 office rooms and a bathroom.

Fully alarmed with remote metal shutters.

The premises comprise of:

Hall

Dimensions: 4.6m x 1.5m

The hallway comprises of: External uPVC door with shutter, ceiling light, double radiator, stairs to the first floor, mat carpet to the floor.

Office

Dimensions: 4m x 4m

This space comprises of: Internal wooden door, uPVC double glazed window, tubed lighting, double radiator, TV/Phone point, carpet to the floor.

Office

Dimensions: 4.6m x 4.5m

This space comprises of: Internal wooden door, tubed lighting, double radiator, carpet to the floor.

Kitchen

Dimensions: 3.2m x 2.4m

The kitchen area comprises of: Double glazed window with wooden frame, wall & base units, stainless steel double sink with drainer and mixer tap, tubed lighting, double radiator, laminate effect lino to the floor, wooden door that leads to the rear.

First Floor

Office

Dimensions: 5.5m x 3.65m

This space comprises of: Internal wooden door, tubed lighting, double radiator, carpet to the floor.

Office

Dimensions: 5.5m x 3.65m

This space comprises of: uPVC double glazed window, internal wooden door, tubed lighting, double radiator, carpet to the floor.

Bathroom

Dimensions: 3.0m x 2.4m

The bathroom comprises of: Hand wash basin, W.C, bath with overhead shower, double radiator, part tiled to the walls, ceiling light, tiled effect lino to the floor.

Outside:

There is plenty of space outside to park at least 10 cars.

Price: Starting Bid £82,000

Property Type: Offices

Business Type: Other/Unspecified

Parking: Allocated

Description

The property briefly comprises of: Ground floor commercial office space x 2, which can be used for many different business use. There is a kitchen to the ground floor and upstairs there are 2 office rooms and a bathroom.

Location

The property is within easy access to Blackburn town centre and plenty of local amenities.

EPC

Rating D

Tenure

Title number LA679588 - Freehold

Additional Information

For further information please contact our office directly on 0191 737 1154, or alternatively via email on commercial@pattinson.co.uk. With regards to viewing subject property, this is to be done strictly by appointment.



Union Street, Blackburn, Lancashire, BB2 3QH

Contact your local branch today for more information on this property:

**126A Trinity Street, Huddersfield, West Yorkshire, HD1 4DT, Tel: 01484 506211,
admin@yellowbrickroadestateagents.co.uk, www.ybrea.co.uk**

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.

