

FOR SALE



Industrial workshop/warehouse on the edge of Blackburn Town Centre

Workshop Premises, Weir Street/Freckleton Street, Blackburn, BB2 2AN

- ✿ Extended workshop premises with secure gated yard extending to 5,950 sq ft
- ✿ Prominent location with good access to the M65 motorway
- ✿ Substantial walled yard with secure double gates fronting Freckleton Street
- ✿ Modern portal frame extension on the right-hand side of the property
- ✿ Open plan accommodation with large mezzanine floor and two loading doors
- ✿ Ideal workshop/warehouse premises
- ✿ Three phase electricity, gas space heating, and LED Lighting

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

Location

The property is located on the corner of Freckleton Street and Weir Street on the edge of Blackburn Town Centre.

The property is close to the junction with Montague Street and has good access to the M65 motorway.

Description

A substantial workshop premises positioned on the edge of Blackburn Town Centre close to the junction with Montague Street.

The property is of brick construction with a trussed roof and a modern portal frame extension.

The premises offers open plan workshop space with double loading doors, three phase electricity and LED lighting.

Internally there is a mezzanine floor providing additional storage together with a single storey extension providing office and toilets.

There is a substantial gated yard fronting Freckleton Street which provides excellent outside storage space.

Accommodation

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

DESCRIPTION	DIMENSIONS	SQ FT	SQ M
Main building with trussed roof	24.2m x 9.2m	2,396.5	222.63
Mezzanine within trussed section	10.6m x 9.2m	1,050	97.54
Modern extension	9m x 9.2m	891.3	82.8
Mezzanine within modern section	9.4m x 9.1m	920.8	85.54
Single storey extension	12.8m x 5m	688.9	64
GIA		5,947.5	552.52

Purchase price

Offers in the region of £395,000

Vat

Whiteacres have been advised that the property is not subject to VAT.

Tenure

Whiteacres have been advised the property is freehold however, this information must be checked and verified by the prospective purchaser's.

Services

We understand the property has the benefit of mains electricity, water and gas.

Service Responsibility

It is the prospective purchaser's 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:

Whiteacres Property
Church House
10 Church Street
Padiham
BB12 8HG

01282 428486
info@whiteacres-property.co.uk



Energy performance certificate (EPC)

R U Comfy Beanbags
Comfy House, Weir Street
BLACKBURN
BB2 2AN

Energy rating

D

Valid until:

9 June 2029

Certificate number:

9604-3056-0310-0600-5605

Property type

B2 to B7 General Industrial and Special Industrial Groups

Total floor area

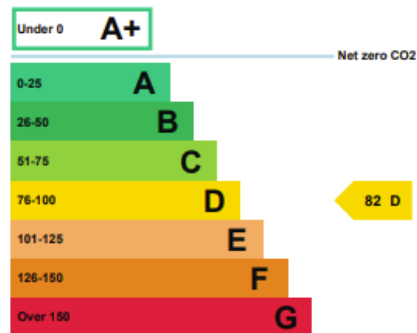
546 square metres

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.

Close