



SUPERB HYBRID OFFICE & WORKSHOP UNIT **361.63 SQ M (3,893 SQ FT)**

FOR SALE

**UNITS 1 & 2 WHITEBIRK
ENTERPRISE CENTRE
LOWER PHILIPS ROAD
BLACKBURN
BB1 5UD**

- Detached hybrid office & workshop premises
- Presented to a very good standard throughout
- Would suit owner occupier or investor (with potential to benefit from income from part)
- Private parking for c.8 vehicles
- 5m eaves to warehouse/workshop
- Open plan and private office accommodation
- Held Leasehold (Ground Rent £1,800 per annum plus VAT)
- OIRO £150,000 plus VAT

LOCATION

The premises are located upon the popular Whitebirk Industrial Estate, fronting Lower Philips Road (off Philips Road), on the outskirts of Blackburn town centre, within an established and well occupied industrial and trade land use area, approximately 1m from Junction 6 of the M65.

DESCRIPTION & SITE

The premises occupy a broadly rectangular site including brick retaining structures to the rear boundaries, a tarmac surfaced sloping car park, providing car parking for c. 8 vehicles. The property includes an electrical sub-station at the rear.

The property occupies a total site area of 0.061 ha (0.15 acres).

The premises comprise a detached hybrid office and warehouse. The original office section of the property is estimated to date from the 1970's and is a brick building with a pitched metal deck roof (originally a flat roof), and with a solid concrete floor supporting partitioning forming a series of private and open plan offices, kitchen and WCs.

The accommodation has suspended ceiling to the majority of office area, fluorescent lighting and gas central heating to radiators.

The adjacent and inter-connecting single store steel portal framed warehouse has a pitched and insulated roof incorporating translucent lights, concrete floor supporting further partitioned offices and stores with mezzanine stores above.

There is a suspended gas radiant heater, steel roller shutter door and min 5m eaves.

ACCOMMODATION

In accordance with the RICS Property Measurement (2nd Edition), we have calculated the following approximate Net Internal Areas:

Offices—Ground floor	181.71 sq m	(1,956 sq ft)
Warehouse & offices—Ground floor	135.11 sq m	(1,454 sq ft)
Mezzanine store	44.81 sq m	(482 sq ft)
Total	361.63 sq m	(3,893 sq ft)

SALE PRICE & VAT

Offers in the region of £150,000 plus VAT.

RATES

Rateable Value: £12,500 (2017 Rating List)

The Standard Uniform Business Rate for the 2020/2021 Financial Year is 0.512 pence in the £, or £0.499 pence in the £ for qualifying small businesses.

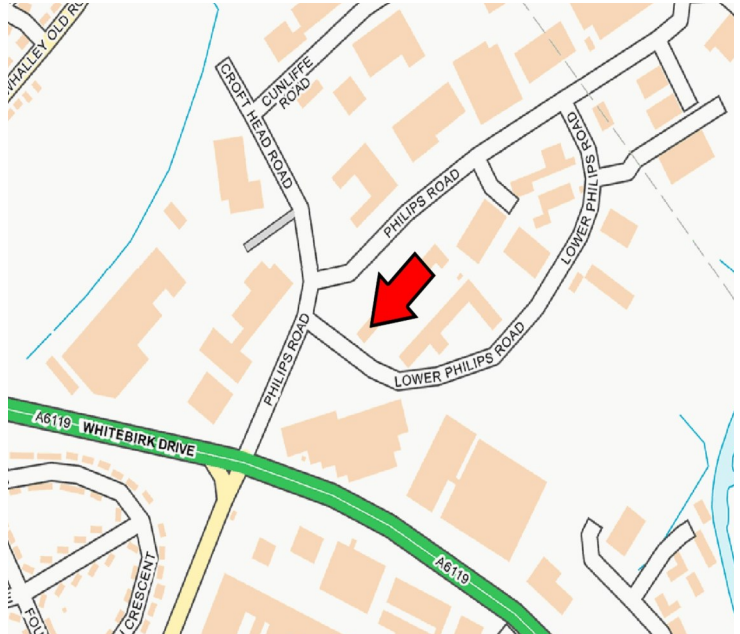
SERVICES

The mains services connected to the property to include water, gas, electricity supply and of course mains drainage.

Please note that Lamb & Swift Commercial have not tested any of the service installations or appliances connected to the property.

Important Notice

Messrs Lamb & Swift Commercial for themselves and for the vendors or lessors of this property whose agents they are give notice that a) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute nor constitute part of an offer of contract, b) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them, c) no person in the employment of Messrs Lamb & Swift Commercial has any authority to make or give any representations or warranty whatsoever in relation to this property.



TENURE

The property is held Leasehold under title number: LA613429 for a term of 75 years from 28th October 1988, expiring 14 June 2063, at a ground rent of £1,800 per annum. The rent review is in 2030.

The property is available with vacant possession. There is an existing agreement with an occupier of the warehouse in consideration for an inclusive rental of £7,000 per annum (plus VAT). We consider the Tenant to be holding over the terms of an agreement and the sub-tenant has indicated they would be agreeable to continuing the agreement, or vacating, as required by a prospective purchaser.

EPC

An EPC has been commissioned and a full copy of the Report can be made available upon request.

LEGAL COSTS

Each party to be responsible for their own legal costs involved in the transaction.

ANTI-MONEY LAUNDERING

In accordance with Anti Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

VIEWING

Strictly by appointment with joint agents,
LAMB & SWIFT COMMERCIAL.
 Contact: Daniel Westwell
 Telephone: 01204 522 275
 Email: dwestwell@lambandswift.com

MICHAEL STEEL & CO

Contact: Andrew Steel
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