

PROPERTY PARTICULARS INVESTMENT

**TREVOR
DAWSON**

COMMERCIAL PROPERTY CONSULTANTS

01254 681133

www.tdawson.co.uk

FOR SALE



**83-85 BANK TOP
BLACKBURN
BB2 1TN**

- Freehold investment opportunity let to Coral Racing Limited.
- Prominent main road position within Bank Top shopping area close to Tesco Express.

LOCATION

Occupying an end terrace of a retail parade on Bank Top (A674) which leads directly into Redlam and thereafter Preston Old Road. Blackburn town centre is approximately half a mile. The surrounding area is mixed commercial encompassed by high density residential. Immediately to the rear is a development of a new residential scheme. Close by traders include Tesco Express, Smiths Plant Hire, Citroen car dealership and the St Wilfred's Academy.

DESCRIPTION

End terrace property of traditional brick construction under a pitched slate roof which has been fitted as a bookmakers by Coral on the ground floor with former living accommodation on the first floor which is currently presented in shell condition (not inspected).

Internally, the trading area is predominantly open plan with a service counter. There are suspended ceilings with recessed lighting and air-conditioning. To the rear are public and staff toilets with kitchenette and store.

ACCOMMODATION

Ground Floor

Sales/trading area	621 sq. ft.
Store and kitchenette	65 sq. ft.

First Floor

Former living accommodation	655 sq. ft.
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EXTERNALLY

To the rear is a free public car park.

SERVICES

All mains services are available with the exception of gas. It is the purchaser's responsibility to verify that all appliances, services and systems are in working order, are of adequate capacity and suitable for their purpose.

RATING

The 2026 Rateable Value is £9,500.

PLANNING

The premises have traded as a bookmakers (betting shop) for approximately 15 years. This is classed as a Sui Generis use under the Use Classes Order of the Town and Country Planning Act.

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ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been commissioned and a copy will be made available upon request.

TENURE

Understood to be Freehold.

TENANCY

The premises are let to Coral Racing Limited for a term from and including 28 February 2011 to 27 February 2027. The rent passing is £12,635 per annum. The tenant is responsible for the payment of all utilities consumed, business rates and to keep the premises in good and substantial repair and condition.

A copy of the Lease is available upon request.

PRICE

OFFERS IN THE REGION OF £190,000

VAT

VAT is NOT applicable to the sale price.

MONEY LAUNDERING

In order to comply with Anti Money Laundering Regulations a successful purchaser will be requested to provide two forms of identification and details of the source of funding.

VIEWING

STRICTLY BY APPOINTMENT WITH SOLE AGENTS TREVOR DAWSON LIMITED OF CAPRICORN HOUSE, CAPRICORN PARK, BLAKEWATER ROAD, BLACKBURN, BB1 5QR.
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