

PROPERTY PARTICULARS INDUSTRIAL

**TREVOR
DAWSON**

COMMERCIAL PROPERTY CONSULTANTS

01254 681133

www.tdawson.co.uk

FOR SALE



BALFOUR GARAGE BALFOUR STREET GREAT HARWOOD BB6 7SH

- Opportunity to acquire vehicle repair workshop with maintenance pit and concrete gated yard
- Gross floor area 1,435 Sq. Ft.

LOCATION

Fronting Balfour Street just off Park Road which links directly with Heys Lane, which is a mixed commercial area with a new housing development opposite. The A680 Whalley Road links Great Harwood with the boroughs of the Ribble Valley and Hyndburn. Junction 7 of the M65 is approximately 10 minutes' drive.

DESCRIPTION

A steel portal frame engineering workshop unit with a minimum height of 6.5 metres extending to 7 metres at the apex. The workshop has a protective inner blockwork leaf to 4 feet with single skin profiled metal sheeting to the elevations and a double skin insulated roof with translucent panels. Internally, there is a solid concrete floor with a 9 metre vehicle maintenance pit, suspended sodium lighting and corner WC. Loading is through a metal up and over roller shutter door which is 4.65 metres in width and 5 metres in height. Fronting the unit is a very useful concrete surfaced yard which is secured by 8 feet metal palisade fencing and front security gates. Within the yard is a Portakabin which provides staff amenity.

ACCOMMODATION

The gross floor area is 1,435 square feet (133 square metres).

SERVICES

All mains services are available including a three phase electricity supply. 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

Rateable Value - £6,200. For details on payments and entitlement to Small Business Rate Relief enquiries should be made to Hyndburn Borough Council on 01254 388111.

PLANNING

It is the purchaser's responsibility to verify that their intended use is acceptable to the Local Planning Authority, Hyndburn Borough Council, who can be contacted on 01254 388111.

TENURE

Freehold. Land Registry title number LAN22171

PRICE

£250,000

VAT

We are informed VAT is not applicable to the sale price.

ENERGY PERFORMANCE CERTIFICATE

Energy rating C (53). A copy of the certificate is available upon request.

MONEY LAUNDERING

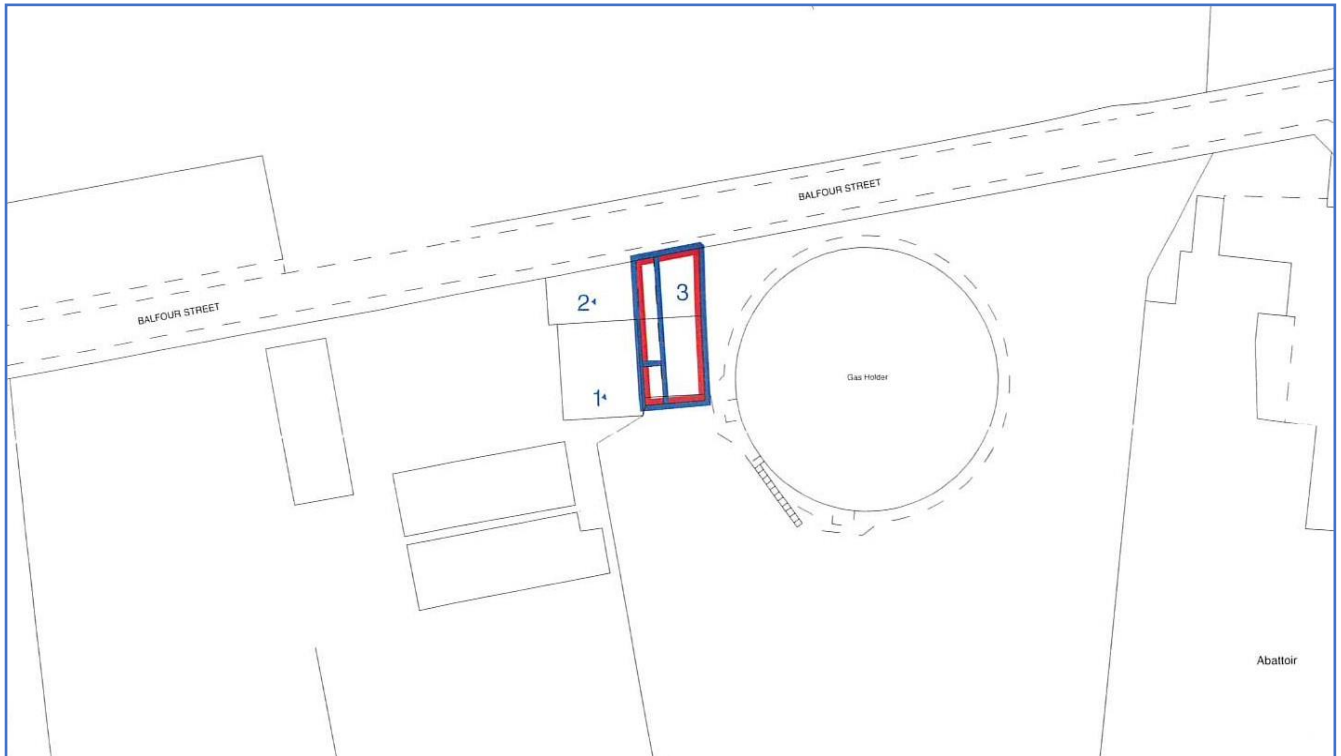
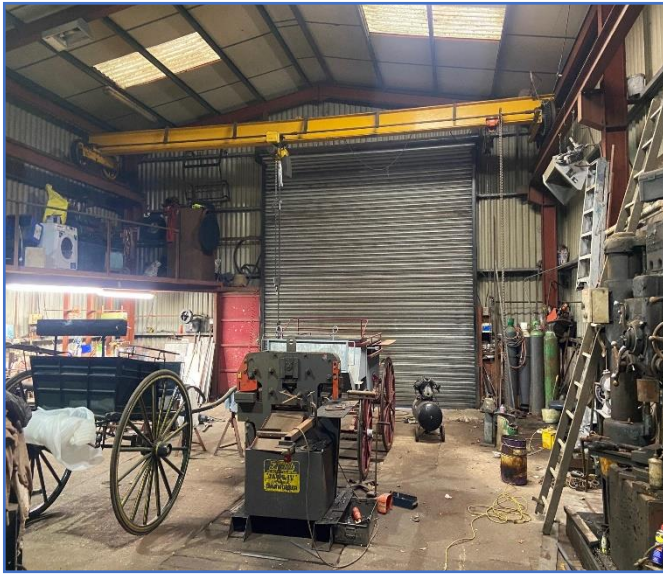
In order to comply with Anti Money Laundering Regulations a successful purchaser will be requested to provide two forms of identification and details of the source of funding.

VIEWING

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

OUR REF JBR YM 2512.13677

Email jason@tdawson.co.uk



For identification purposes only – not to scale

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