

Nova Scotia Wharf, 193 Bolton Road, Blackburn, BB2 3GE



## FOR SALE or TO LET

Use - Office

Size - 9,489 Sq ft

Rent - £47,750 per annum plus VAT

Price - £550,000 plus VAT

- Fully Refurbished Historic Three Storey Office Building
- Prominent roadside location
- High quality specification
- Easy access to M65



COMMERCIAL PROPERTY AGENTS, CHARTERED SURVEYORS AND VALUERS

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### Location

The property occupies a prominent roadside location fronting Bolton Road (A666) approximately 1 mile from Blackburn Town Centre.

The property is situated adjacent to the Leeds & Liverpool canal.

Junction 4 of the M65 is approximately 2 miles from the property.

### Description

The property comprises a fully refurbished canal side office building originally constructed as a wharf in the Victorian period to serve businesses on the canal. It provides accommodation on three levels and extends to 9,489 sq.ft.

The property is constructed of brick and stone built walls under a multi-bay pitched slate roof.

The property has been extensively upgraded and features the following:

- ~Many original features including stone floors and beams
- ~Full redecoration
- ~High quality kitchen and amenity facilities
- ~A mix of cellular and open plan offices including various board and meeting rooms
- ~Personnel lift (not tested)
- ~Gas fired central heating
- ~Excellent natural light.

### Accommodation

We have calculated the net internal area of the property to be as follows:

Ground Floor	Offices/Amenity	3,836 sq.ft
First Floor	Offices/Amenity	3,725 sq.ft
Second Floor	Offices	1,928 sq.ft
TOTAL		9,489 sq.ft

### Price

£550,000 plus VAT

### Tenure

Understood to be freehold.

### Rental

£47,750 per annum plus VAT

### Lease Terms

The property is available by way of a new lease for a minimum period of 5 years on full repairing and insuring terms.

The rent will be paid quarterly in advance and exclusive of the costs of occupation and is subject to VAT at the prevailing rate.

### Deposit

In respect of the lease scenario, a deposit will be required subject to covenant status.

### Legal Costs

Each party to be responsible for their own legal costs.

### Rating

The property will require reassessment for rating purposes. Further details on request.

### EPC

The property has an EPC rating of D(94)

### Money Laundering Regulations

Please note we are now required to carry out customer due-diligence on all purchasers and tenants once an offer is accepted whereby we are required to obtain proof of identity and address of the prospective purchaser.

On receipt of the information we will undertake an anti money laundering check via Smart Search.

### Services

It is understood that all mains services are available to the premises.

### Planning

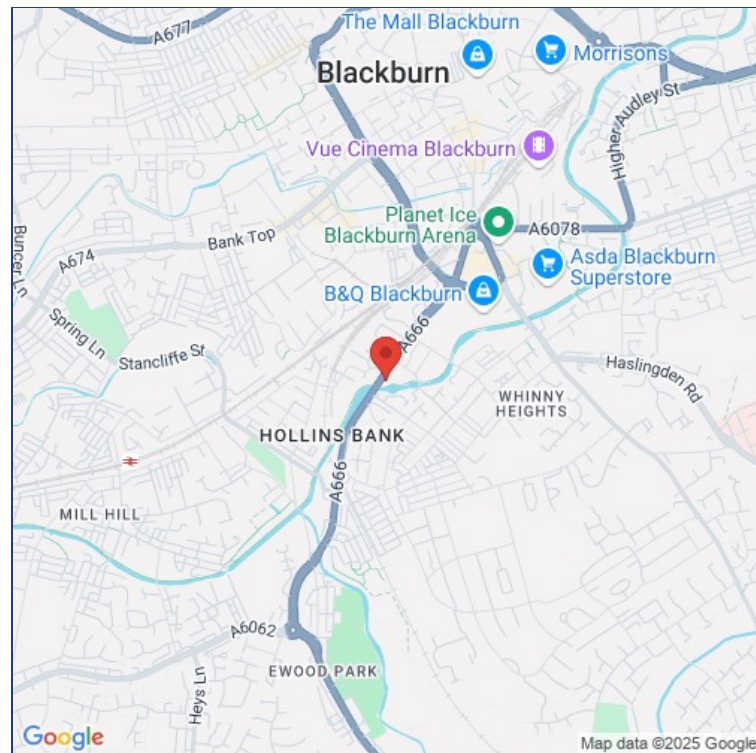
The property has been used as an office for a number of years however alternative uses may be considered such as residential/HMO, leisure, restaurant etc may be permitted, subject to planning consent.

All interested parties are recommended to contact the local planning authority to discuss their proposed uses in greater detail.

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### Viewing

Strictly via sole agent Taylor Weaver  
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