

## St. Andrew's House, 18 Wellington Street, Blackburn, BB1 8DB



### FOR SALE

**4,528 sq.ft**

### Attractive Town Centre Office Building

May suit conversion to 1 or 2 residential properties  
(subject to planning permission approval)

**PRICE REDUCED TO £250,000**

### Location

The premises are prominently situated at the junction of Wellington Street (St. Johns) and St. Andrews Place in an established office area of Blackburn approximately 400 yards north west of Blackburn town centre. See location plan

### Description

The premises comprise an attractive two storey stone and brick built corner office property with pitched slate roof above.

The premises which was formally a substantial Victorian residence, has been renovated and now provides high quality office accommodation plus storage on all floors.

The ground floor has been partitioned to create reception, waiting area and 7 individual offices/meeting rooms.

The first floor, which is accessed via two separate timber staircases, has been partitioned to provide 11 rooms including offices, storage and kitchen.

Floor plans are available on request.

Additional storage is available in the attic and cellar areas.

Externally there is parking for 11 vehicles.

There is also a large yard area to the rear.

If the building was to be converted to residential use then the layout would lend itself to 2 self contained 4 / 5 bedroom properties .

### Accommodation

We have calculated the net internal floor areas to be as follows :

|              |                    |
|--------------|--------------------|
| Cellar       | 441 sq.ft          |
| Ground floor | 1378 sq.ft         |
| First floor  | 1402 sq.ft         |
| Attic        | 834 sq.ft          |
| <b>Total</b> | <b>4,528 sq.ft</b> |

### Services

All mains services are connected to the property. The property benefits from central heating throughout.

### Rating

From the Valuation Office Agency rating list, as published on the internet, we are advised that the property is assessed, with effect from 1st April 2010, at rateable value £23,250.

The rates payable for the financial year 2012/13 is £10,625

Business rates are not payable if the property is converted to residential use.

# TAYLOR WEAVER

CHARTERED SURVEYORS

St. Andrew's House, 18 Wellington Street, Blackburn, BB1 8DB

## Grants

Grants may be available to companies looking to expand their workforce or invest in new machinery. Further information is available on the following website:

<http://www.regeneratepl.co.uk/business/accelerating-business-growth/>

Or contact Regenerate Pennine Lancashire on 0800 612 2029

## Price

Price - £250,000 No vat is payable

## Legal Costs

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

## Planning

The premises currently have planning permission for office use, but may suit alternative use (residential) subject to planning permission approval.

The premises are not listed, but are located within the Wellington Street (St. Johns) Conservation Area.

## Price

Consideration will be given to those offers received that are subject to planning permission approval.

## Viewing

Strictly through agents

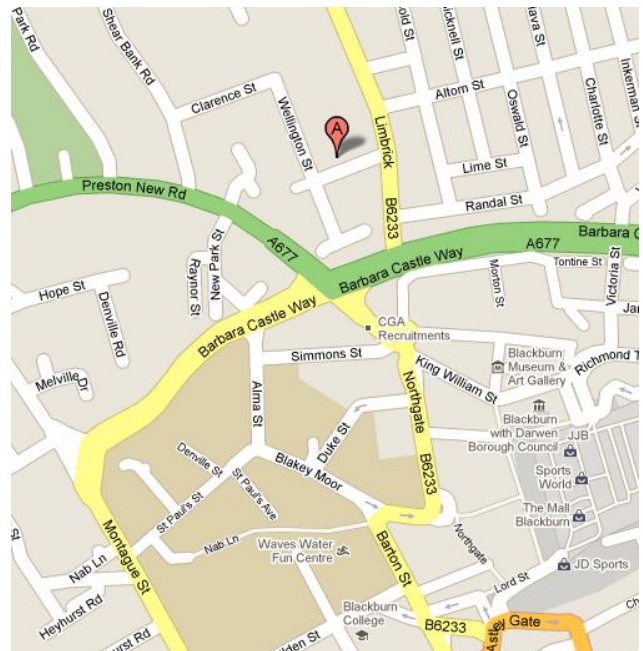
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(Alex Taylor)

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or Mortimers (John Kenyon)

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