

FOR SALE

**PROMINENT TOWN CENTRE BUILDING
IN THE HEART OF THE CATHEDRAL QUARTER
ADJACENT TO THE RAILWAY STATION
AND ALL TOWN CENTRE AMENITIES**

**SUITABLE FOR A VARIETY OF USES
INCLUDING CONVERSION TO RESIDENTIAL**

5,595 SQ. FT

SUBSTANTIAL PRICE REDUCTION TO £350,000



**35-37 RAILWAY ROAD
BLACKBURN
BB1 1EZ**

LOCATION

Situated in the heart of the highly successful Cathedral Quarter development fronting Railway Road adjacent to the central Railway Station and bus terminus.

Cathedral Quarter has been newly developed over the last few years with a state-of-the-art Grade A office building which is fully let, Premier Inn, Starbucks, Turtle Bay and Amano Italian restaurants. Immediately behind the subject property lies the former Lancashire Telegraph building which has recently been converted to flats.

DESCRIPTION

An imposing brick-built three-storey property with basement, of traditional brick construction with stone detailing beneath a slate covered roof. Access to the basement is to the rear of the property.

Internally the property retains many of its original features and has the benefit of a lift connecting all floors. Currently each floor is sub-divided to provide cellular offices of varying sizes, kitchens and stores with toilet accommodation on each floor.

ACCOMMODATION

Ground floor	1,426 sq. ft.
First floor	1,400 sq. ft.
Second floor	1,427 sq. ft.
Basement	1,342 sq. ft.

SERVICES

All mains services including gas are connected. Gas fired hot water central heating installation served by dual boilers from the basement boiler room. 8 person passenger lift. However, it is the prospective 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 building is currently listed as having a rateable value of £18,750.

PLANNING

Currently the property is occupied as an office with Class B1 being the permitted use. The property is situated within the Darwen Street Conservation Area.

Suitable for other appropriate Town Centre uses including residential, subject to planning permission. Prospective purchasers should verify that their intended use is acceptable to the local Planning Authority who can be contacted on 01254 585585.

TENURE

Freehold.

PRICE

REDUCED TO £350,000.

VAT

If applicable VAT will be charged on the purchase price at the current prevailing rate.

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been commissioned which confirms an Energy Performance Asset Rating G (over 150). The Certificate is available upon request.

VIEWING STRICTLY BY APPOINTMENT WITH JOINT AGENTS WIGNALL BROWNLOW ON 0161 839 6049 AND TREVOR DAWSON LIMITED OF CAPRICORN HOUSE, CAPRICORN PARK, BLAKEWATER ROAD, BLACKBURN, BB1 5QR. OUR REF CEJ LMH 1809.12126 Email caroline@tdawson.co.uk



