

6 WEEK COMPLETION



SITUATION

Located close to the junction with New Wellington Street, diagonally opposite a **Spar** with other nearby multiples including a **Betfred**, **William Hill** and a **Post Office**. The property is just a short walk from Mill Hill Northern Rail Station and approx. 1 mile south-west of Blackburn centre. Blackburn lies on the main A666 midway between Preston and Burnley, enjoying easy access to the M65 and M6 motorways.

PROPERTY

A mid terraced building comprising a **Ground Floor Shop** with separate rear access to a **Self-Contained Flat** on the first floor. In addition, there is a rear detached **Store** as well as a small **Yard**.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	16'6"
Internal Width	16'1"
Shop Depth	26'10"
Built Depth	37'2"
WC	

First Floor Flat

1 Bedroom, Living Room, Kitchen, Bathroom/WC (GIA Approx. 480 sq ft)

VAT is NOT applicable to this Lot

FREEHOLD offered with VACANT POSSESSION

Vacant Shop & Flat

The Surveyors dealing with this property are **JOHN BARNETT** and **NICHOLAS LEIGH**

* Refer to Points 9 & 10 in the 'Notice to all Bidders' page.



JOINT AUCTIONEERS
Trevor Dawson, 18 Richmond Terrace, Blackburn BB1 7BL
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VENDOR'S SOLICITORS
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FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE
The successful Buyer will be liable to pay the Auctioneers an administration fee of £750 (including VAT) upon exchange of contracts