

FOR SALE - 9 Wellington Street St Johns, Blackburn, BB1 8AF



- Suitable for a variety of uses subject to planning
- Office accommodation over the Basement, Ground and First floor
- Situated in close proximity to Blackburn Town Centre

- Offers over £150,000 exclusive of VAT STC
- Rear private courtyard
- NIA extends to 2,206 sq ft (205.02 sq.m)



LOCATION

The GMB Union office at 9 Wellington Street, St. Johns, Blackburn BB1 8AF, is centrally positioned in Blackburn's professional district, making it easily accessible for visitors and union members alike. The location is approximately 0.6 miles from Blackburn Railway Station, offering regular services to Manchester (around 21 miles south-east) and Preston (about 9 miles west). The area benefits from strong transport links, with the M65 motorway just 1.5 miles south, providing direct connections to the M6 and M61, which link Blackburn to major motorway networks across the Northwest.

DESCRIPTION

The property is mid-terraced 2-storey building, plus basement, constructed of brick under a pitched tiled roof. The rainwater goods comprise a mix of UPVC and cast-iron sections. Windows are double-glazed with a UPVC frame. The ground floor features a dedicated entrance into the reception/entrance area, which provides access to a two cellular office rooms which leads into circulation space staircase providing access to the rear offices, kitchen, WCs, store rooms and access to the first floor and basement via a staircase. There is a small forecourt, rear garden but no off street car parking.

ACCOMMODATION

The subjects have been measured in accordance with the RICS Property Measurement, 2nd Edition and Code of Measuring Practice, 6th edition on a Net Internal Area basis:

Description	Area (Sq.m)	Area (Sq.ft)
Ground Floor	81.96	882
First Floor	74.54	802
Basement	48.52	552
Total	205.02	2,206

TENURE

Freehold (Title Number LAN193972).

USE CLASS

Offices – Use Class E (Commercial, Business and Service) under The Town and Country Planning (Use Classes) (England) Regulations 2020.





RATEABLE VALUE

Description	Rateable Value	Rates Liability
Office Premises	£8,900	£3,844

ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.

LEGAL COSTS

Each party will be liable for their own legal costs incurred within this transaction. All prices quoted are exclusive of VAT.

EPC

Energy performance certificate available on request.

PRICE

Offers over £150,000 exclusive of VAT and Subject to Contract.

VIEWINGS

By appointment with the sole marketing agents.

To arrange a viewing please contact:

Matthew Roberts
Senior Surveyor
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07570 294 627

Bilal Ashraf
Director
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