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# FOR SALE

## EXCELLENT INVESTMENT OPPORTUNITY



### PRIME LEASEHOLD INVESTMENT OPPORTUNITY

BLACKBURN – EANAM WHARF, BLACKBURN, BB1 5BL

PRICE - OFFERS OVER £1,000,000 SUBJECT TO CONTRACT

### THREE WHARFSIDE BUILDINGS INCLUDING OFFICES AND POTENTIAL LEISURE USE.

# BLACKBURN – EANAM WHARF, BLACKBURN, BB1 5BL

## LOCATION

The buildings are all situated on Eanam Wharf which fronts Eanam Old Road (A39) being one of the main arterial routes into Blackburn town centre.

The surrounding properties are a mix of leisure and office uses, however close by there are several substantial motor vehicle dealerships and the former Thwaites site which is currently for sale and to be redeveloped.

Located adjacent to the Leeds and Liverpool Canal, at Eanam Wharf on the edge of Blackburn town centre.

Comprising two buildings previously used as offices and a former dance / gym studio.

Great potential to enhance values in a popular location with the redevelopment of the former Thwaites Brewery site close by.

## DESCRIPTION

The three buildings comprise part of the Eanam Wharf courtyard layout.

They comprise the former Directors House which was converted into offices arranged over three floors including a series of private and general offices together with kitchen and toilet facilities. The current accommodation is mainly finished in plastered walls and ceilings, this building needs some refurbishment.

The Boathouse comprises a further detached office building with a large open plan office, private offices, an attractive reception, toilet, and kitchen facilities. The building offers great character having retained many of the natural stone and brick walls, there are suspended ceilings throughout. This building has been well maintained and is ready for immediate occupation.

The former Dance Studio is located on the first floor overlooking the Leeds and Liverpool Canal. This is accessed via a separate staircase leading to the first floor. The accommodation is on two levels and finished in part with a laminate floor and comprises a substantial open plan space that was previously a dance studio and gym. There are a number of exposed natural stone walls and male and female WC's. There are some car parking spaces allocated within the courtyard totalling approximately 6 spaces.

## ACCOMMODATION

G-Directors House 188.12sq.m 2,025sq.ft

H-Boathouse 137.03sq.m 1,475sq.ft

J -Dance Studio 288.92 sq.m3,110 sq. Ft

## TENURE

The buildings are held on a 125-year lease from January 2017 at an annual ground rent of £3,000 this increased by the RPI every 3 years.

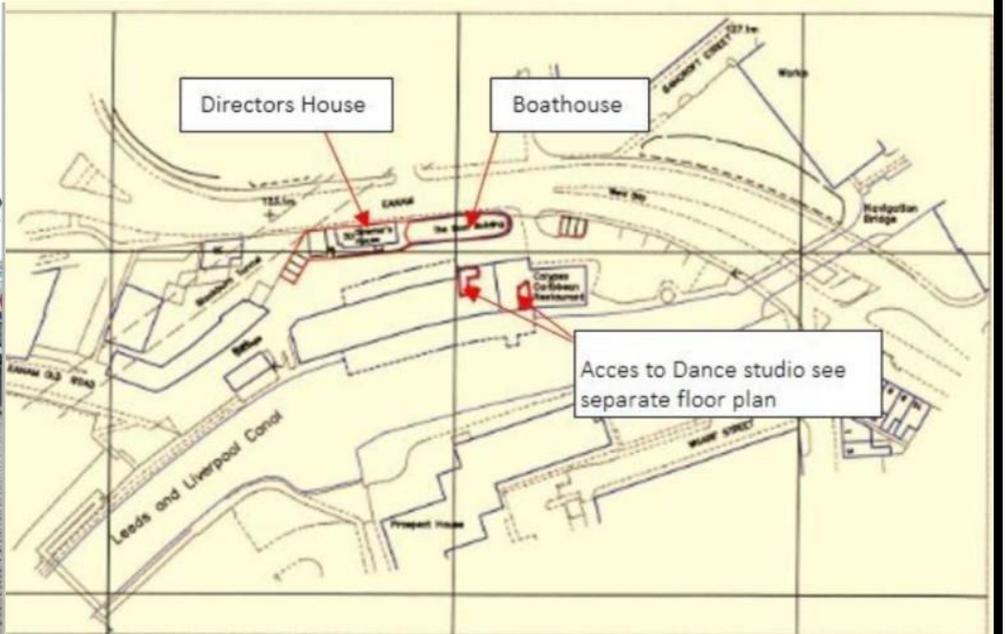
## SERVICES CHARGE

There is an annual service charge in respect of general maintenance, repairs, insurance of the communal areas last year in respect of the three buildings we are advised that the sum was £7,728+VAT.

## VIEWING

**Strictly by appointment only.**

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