

Richmond Terrace, BLACKBURN, Lancashire

Guide Price: £450,000

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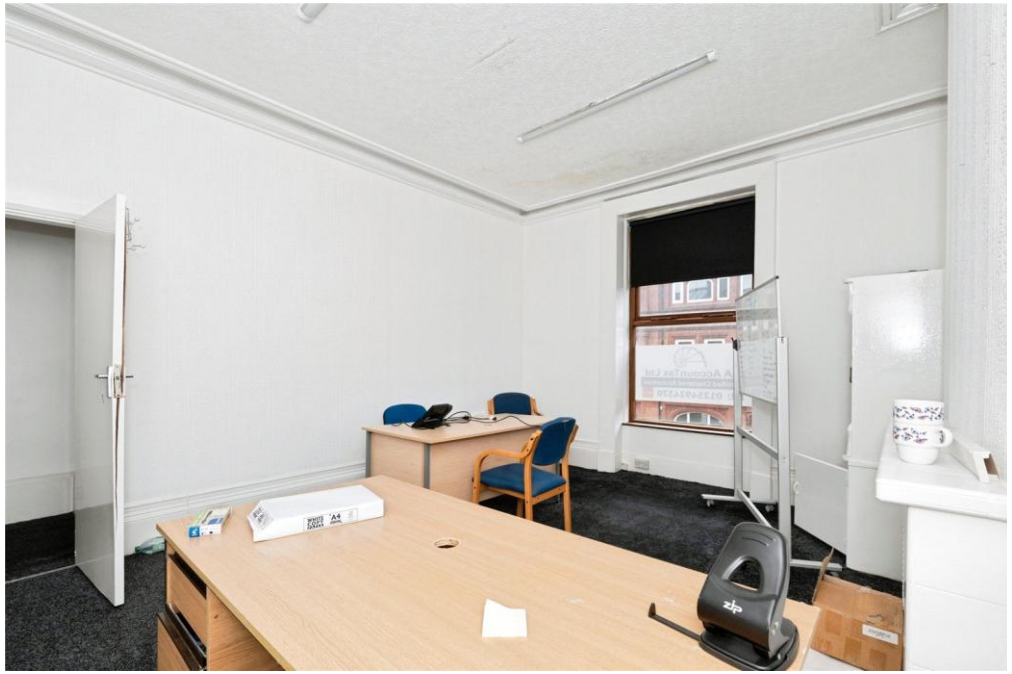



EXIT



Prominent Period Property with Development Potential
A substantial and characterful commercial property in Blackburn, comprising two adjoining period terraced properties combined into one, currently arranged as offices over four floors, including a basement.
The property provides approximately 20 rooms in total, offering a versatile layout suitable for a range of commercial requirements. The accommodation is available with vacant possession and ready to let, making it an attractive opportunity for an owner-occupier, investor or landlord.
There is also private parking to the rear, adding valuable convenience and further enhancing the property's appeal.
The existing layout could be reconfigured, altered or adapted to suit an incoming investor's requirements, subject to the necessary planning permissions and consents. The property may offer potential for a variety of commercial or residential uses, subject to planning and all relevant statutory approvals.
This is a versatile property offering immediate commercial use, investment potential and scope for future redevelopment or change of use, subject to the purchaser's proposed plans and the required permissions.

Viewing is highly recommended to appreciate the size, layout and potential of this







Total floor area 458.1 m² (4,931 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by PropertyBox

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Council Tax Band: **TBC**

Tenure: **Freehold**

Service Charge: **£0**

Years Left on Lease: **0**

Ground Rent: **£0**

Viewing by appointment

T: 01254 678935
E: blackburn@bridgfords.co.uk
9 Sudell Cross, Blackburn, Lancashire, BB1 7EB

Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

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