



Michael Steel & Co  
PROPERTY CONSULTANTS

**FOR SALE**

## **HYBRID WORKSHOP & OFFICE UNIT**

**UNITS 1 & 2 WHITEBIRK ENTERPRISE CENTRE,  
LOWER PHILIPS ROAD, BLACKBURN, BB1 5UD**

361.63m<sup>2</sup> (3,893 sq ft)



- Detached unit with car parking
- Long leasehold (with potential to benefit from existing rental income) or available with vacant possession
- 5m eaves to the warehouse and accessible location

**0113 2348999**

## Location

The premises are located upon the popular Whitebirk Industrial Estate, fronting Lower Philips Road (off Philips Road), on the outskirts of Blackburn town centre, within an established and well occupied industrial and trade land use area, approximately 1m from Junction 6 of the M65.

## Description

The premises occupy a broadly rectangular site including brick retaining structures to the rear boundaries, a tarmacadam surfaced sloping car park, providing car parking for c. 8 vehicles. The property includes an electrical sub-station at the rear.

The property occupies a total site area of 0.061 ha (0.15 acres).

The premises comprise a detached hybrid office and warehouse. The original office section of the property is estimated to date from the 1970's and is a brick building with a pitched metal deck roof (originally a flat roof), and with a solid concrete floor supporting partitioning forming a series of private and open plan offices, kitchen and WCs.

The accommodation has suspended ceiling to the majority of office area, fluorescent lighting and gas central heating to radiators.

The adjacent and inter-connecting single store steel portal framed warehouse has a pitched and insulated roof incorporating translucent lights, concrete floor supporting further partitioned offices and stores with mezzanine stores above.



## Accommodation

In accordance with the RICS Property Measurement (2nd Edition), we have calculated the following approximate Net Internal Areas:

Description	M <sup>2</sup>	(sq ft)
Ground floor offices	181.71	(1,956)
Ground floor warehouse & offices	135.11	(1,454)
Mezzanine store	44.81	(482)
<b>Total</b>	<b>361.63</b>	<b>(3,893)</b>

## Services

The mains services connected to the property to include water, gas, electricity supply and of course mains drainage. Please note that Lamb & Swift Commercial have not tested any of the service installations or appliances connected to the property.

## Rating

Rateable Value £12,500

The National Uniform Business Rate for 2020/21 is 51.2p in the £ or 49.9p in the £ for qualifying small businesses.

## Tenure

The property is held long leasehold (with potential to benefit from existing rental income in respect of the warehouse – of £7,000 plus VAT, per annum inclusive) or available with vacant possession under title number LA613429 for a term of 75 years from 28 October 1988, expiring 14 June 2063, at a ground rent of £1,800 per annum. The rent review is 2030.

## EPC

An EPC has been commissioned and a full copy of the report can be made available upon request.

## Price

Offers in the region of £150,000.

## VAT

VAT is applicable upon the purchase price.

## Legal Costs

Each party to be responsible for their own legal costs involved in the transaction.

## Viewing/Enquiries

Strictly by appointment only with the joint agents:-

**Michael Steel & Co**  
Andrew Steel

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[andrew@michaelsteel.co.uk](mailto:andrew@michaelsteel.co.uk)

**Lamb & Swift Commercial**  
Daniel Westwell

Tel: 01204 522275  
[dwestwell@lambandsniff.com](mailto:dwestwell@lambandsniff.com)

**Our Ref: 3061/A/S**  
**February 2021**

**Subject to Contract**



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Michael Steel & Co conditions under which particulars are issued

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