

# Molloy's Public House, 78-80 King William Street, Blackburn, Lancashire BB1 7DT

Freehold Public House Opportunity

Lot 71

Vacant Possession



## Tenancy and accommodation

Floor	Use	Gross Floor Areas (Approx)		Possession
Ground	Public House	185.56 sq m	(1,997 sq ft)	VACANT (1)
Basement	Ancillary	-	(-)	
First	Kitchen/Ancillary	185.56 sq m	(1,997 sq ft)	
Second	Ancillary	185.56 sq m	(1,997 sq ft)	
<b>Totals</b>		<b>556.68 sq m</b>	<b>(5,991 sq ft)</b>	

(1) Please note that the property is currently trading but is to be sold as a closed site with Vacant Possession on completion of the sale.

NB: Please note that fixtures and fittings will be removed from the property prior to completion - please see Special Conditions of Sale.

### Key Details

- Approximately 5,991 sq ft
- Prominent town centre location in mixed leisure and retail location
- Of interest to owner occupiers, developers and investors with change of use potential
- Potential to develop upper floors (subject to consents)

On behalf of



### Location

Miles: 21 miles north-west of Manchester  
Roads: A666, A677, A6078, M65  
Rail: Blackburn Railway Station  
Air: Manchester Airport

### Situation

The property is situated on the northern side of King William Street, less than 200m from The Mall Shopping Centre and close to King George's Hall Theatre. The Mall Blackburn houses retailers including Costa, New Look, Next, Boots the Chemist, JD Sports, H&M and Sports Direct, with RBS bank and various independent restaurant operators nearby.

### Description

The property comprises a public house, with ground floor bar and ancillary accommodation, with ancillary accommodation and customer toilets at basement and further ancillary accommodation (former manager's accommodation) on the first and second floors.

### Tenure

Freehold.

### VAT

VAT is applicable to this lot.

### Six Week Completion



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