

Lot 16

£278,897.01 Per Annum
Exclusive plus 831.27 sq m
(8,948 sq ft) of vacant
offices to be let.

Daisyfield Business Centre, Appleby Street,
Blackburn, Lancashire BB1 3BL

Freehold Substantial Multi-let Offices investment



Photograph taken 19.04.2001

Tenancy and accommodation

Building	Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reviews/ (Reversion)
Cottage 2	Ground and First	Offices	78.78 sq m	(848 sq ft)	DEXTRAPAY LIMITED	3 years from 13/07/2020	£5,088	(12/07/2023)
Cottage 1	Ground and First	Offices	83.98 sq m	(904 sq ft)	VACANT POSSESSION	-	-	-
Gatehouse	Ground	Offices	107.49 sq m	(1,157 sq ft)	WATERSIDE CREATIVE LIMITED	3 years from 01/10/2019	£3,250	01/10/2021 (30/09/2022)
Main Building	Ground	Kitchen	27.87 sq m	(300 sq ft)	SIZZLERS SANDWICH BAR LTD	5 years from 01/12/2018	£1,250	01/12/2021 (30/11/2023)
Main Building	Ground	Cafe	39.95 sq m	(430 sq ft)	SIZZLERS SANDWICH BAR LTD	2 years from 01/03/2021	£1,074.36	(30/11/2023)
Main Building	First and Second Floor	Offices	2,628.71 sq m	(28,296 sq ft)	LANCASHIRE CARE NHS TRUST	20 years from 25/03/2007 (1)	£125,000	(24/03/2027)
Main Building Suites 301 - 314	Third	Offices	1,118.17 sq m	(12,047 sq ft)	MULTIPLE TENANTS (2)	(2)	£41,115.29 (2)	-
Main Building Suites 401 - 414	Fourth	Offices	1,023.21 sq m	(11,014 sq ft)	MULTIPLE TENANTS (3)	(3)	£40,653.36 (3)	-
Main Building Suites 501 - 511	Fifth	Offices	1,748.67 sq m	(18,823 sq ft)	MULTIPLE TENANTS (4)	(4)	£61,466 (4)	-
Main Building Suites 310, 408, 406a, 501, 505, 508	Various	Offices	831.27 sq m	(8,948 sq ft)	VACANT POSSESSION	-	-	-
Totals			7,689.10 sq m (82,767 sq ft)				£278,897.01 with 831.27 sq m (8,948 sq ft) of vacant offices to be let.	

- (1) As to the lease to LANCASHIRE CARE NHS TRUST, there is an option to determine on 25/12/2021.
 (2) The 3rd floor is occupied by 12 tenants producing a rent of £41,115.29. A copy of the full tenancy schedule is available in the legal pack.
 (3) The 4th floor is occupied by 14 tenants producing a rent of £40,653.36. A copy of the full tenancy schedule is available in the legal pack.
 (4) The 5th floor is occupied by 7 tenants producing a rent of £61,466. A copy of the full tenancy schedule is available in the legal pack.

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Key Details

- Prominent location close to Town Centre
- 74,432 sq ft Offices, a 3,590 sq ft Industrial Warehouse and ancillary Outbuildings extending to 2,909 sq ft
- Parking for approximately 210 cars
- Approximate site area of 2.77 acres (1.12 hectares) Approximate site coverage of 22%
- Tenants include Lancashire Care NHS Foundation Trust
- Active management opportunity with Development potential (Subject to consents)

Location

Miles: 0.75 miles north west of Blackburn town Centre, 21 miles north-west of Manchester, 10 miles East of Preston
Roads: A666, A678, M65 (Junction 6)
Rail: Blackburn Railway Station
Air: Manchester Airport

Situation

The property is prominently situated in a busy and well established commercial and industrial location approximately 0.75 miles north west of Blackburn Town Centre and railway station. The majority of the property is situated on the east side of Appleby Street and a substantial car park on the west side of Appleby Street.

Description

The property is a substantial commercial site of approximately 2.77 acres (1.12 hectares) and comprises an attractive and substantial 5 storey former mill building that now provides flexible office accommodation, a modern warehouse building benefiting from an eaves height of approximately 3.5m (12 ft) and a vehicle access loading door and two substantial ancillary outbuildings fronting Appleby Street. The property also benefits from parking for approximately 210 cars in two car parks. The property benefits from an overall site coverage of 22% and may be suitable for further development on the car parks subject to consents.

Tenure

Freehold.

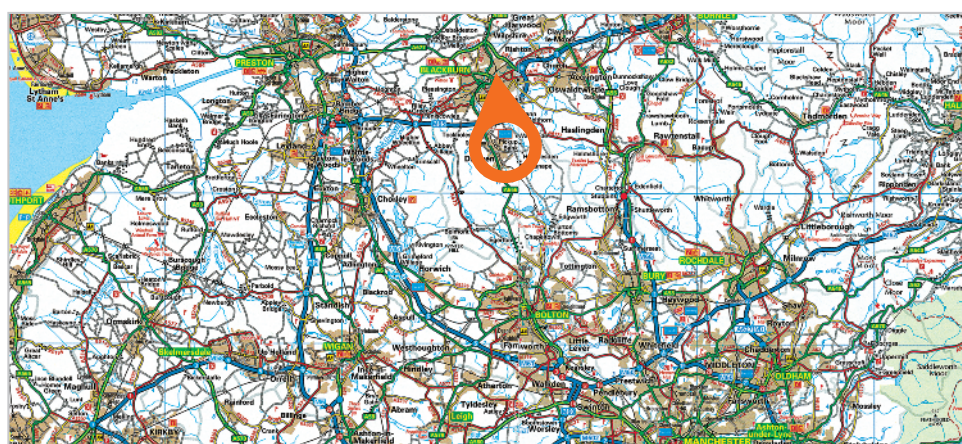
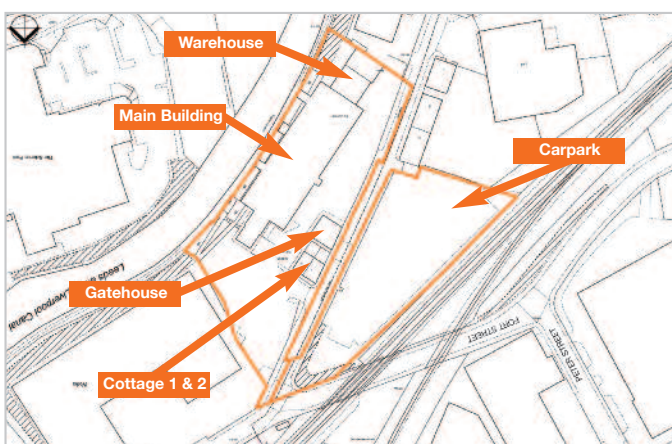
VAT

VAT is applicable to this lot.

Six Week Completion

Energy Performance Certificate

See legal pack.



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Acuitus
John Mehtab
 +44 (0)20 7034 4855
 +44 (0)7899 060 519
 john.mehtab@acuitus.co.uk

Acuitus
Billy Struth
 +44 (0)20 7034 4854
 +44 (0)7824 705 955
 billy.struth@acuitus.co.uk

Seller's Solicitors: TLT LLP
Carrie Whittle
 +44 (0)333 006 1672
 carrie.whittle@ttsolicitors.com