



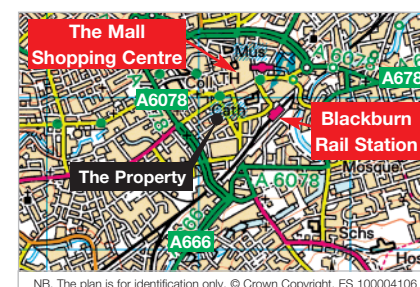
Blackburn

Former Liquid & Envy St Peter Street Lancashire BB2 2HB

- **Freehold Vacant Former Nightclub**
- Town centre location
- Well situated close to Blackburn Rail Station and just south of the main shopping pitch
- Comprising a total of 1,035.95 sq m (11,151 sq ft)

Vacant Possession

**SIX WEEK COMPLETION
AVAILABLE**



Tenure

Freehold.

Location

Blackburn, with a population of some 150,000, is a major commercial centre equidistant between Preston and Burnley, approximately 23 miles north-west of Manchester. The town is served by the M65 Motorway, whilst the A677 links with the M6 Motorway, 10 miles west of the town centre.

The property is located in the heart of the town centre on the south side of St Peter Street, close to its junction with Darwin Street, which leads directly to The Mall Shopping Centre some 150m to the north. Blackburn Rail Station and Blackburn Cathedral are some 200m to the east, whilst nearby occupiers include Wetherspoons, BBC Radio Lancashire, Barclays, Lloyds, Debenhams and numerous occupiers within The Mall.

Description

The property is arranged on ground and one upper floor to provide a vacant former nightclub with service access from Mill Lane.

The property provides the following accommodation and dimensions:

Gross Frontage	23.35 m	(76' 6")
Ground Floor	682.45 sq m	(7,346 sq ft)
First Floor	353.50 sq m	(3,805 sq ft)
Total	1,035.95 sq m	(11,151 sq ft)

NB. Not measured by Allsop. Floor areas sourced from www.voa.gov.uk

Tenancy

The entire property is to be offered with VACANT POSSESSION.

VAT

VAT is applicable to this lot.

Documents

The legal pack will be available from the website www.allsop.co.uk

Energy Performance Certificate

For EPC Rating please see website.

