



## CONTACTS

**Amy Selfe / Ollie Casson**

T: 0161 967 0122

E: [ollie.casson@landwoodgroup.com](mailto:ollie.casson@landwoodgroup.com)

E: [amy.selfe@landwoodgroup.com](mailto:amy.selfe@landwoodgroup.com)

**FOR SALE** Upon instructions of the Fixed Charge Receivers  
**Units 18 - 20, The Hub, Commercial Road, Darwen  
BB3 0FL**

**Investment / vacant possession opportunity.**

On a subject to contract & without prejudice basis, the tenant has offered to give vacant possession if the buyer requires this. A notice period will have to be agreed.

**FRP**

# KEY CONSIDERATIONS

- Located on Darwen Interchange Business Park
- Part Vacant Industrial Investment opportunity with a current income of £24,000 per annum
- ERV of £33,000 per annum
- On a subject to contract & without prejudice, the tenant has offered to give vacant possession if the buyer requires this. A notice period will have to be agreed
- Modern unit constructed in 2018
- Established industrial location
- Leasehold (243 years remaining)
- Ground rent of £750 per annum
- Offers invited in excess of £360,000



Units 18 - 20, The Hub, Commercial Road, Darwen  
BB3 0FL

## LOCATION

The property is located on Darwen Interchange Business Park, immediately adjacent to Junction 4 of the M65 motorway. The development comprises approximately 25 industrial units. Other nearby facilities within the park include a petrol station, Travelodge, and various fast food outlets.

Blackburn is situated approximately 2 miles north of the subject. The town lies on the southern edge of the Ribble Valley, 8 miles east of Preston and 21 miles north-west of Manchester.

## DESCRIPTION

The property comprises three terraced industrial units, constructed around steel frames with brick and blockwork to the lower elevations and insulated profile metal cladding to the roof and upper front elevations. The side and rear elevations are fully clad. Although originally designed as individual units, units 18 and 19 have since been joined together and let to Littlefriars Wood Finishing products Ltd. The mezzanine level runs across units 18 - 20 is let to The Travel Lifestyle Limited and is accessed via a staircase within unit 20.

Each unit has its own pedestrian entrance and roller shutter door, with shutters measuring approximately 3.4 metres in height and 2.8 metres in width. The internal eaves height is approximately 4.3 metres, increasing towards the rear. There are 7 parking spaces available.

## ACCOMODATION

The property has the following gross internal area:

Units 18 and 19:	132.34 sq. m	(1,424 sq. ft)
Unit 20:	61.25 sq. m	(659 sq. ft)
Mezzanine:	90.09 sq. m	(970 sq. ft)
<b>Total:</b>	<b>283.67 sq. m</b>	<b>(3,053 sq. ft)</b>

## TENURE INFORMATION

Leasehold under title number LAN221619 with 243 years remaining with a ground rent of £750 per annum.

## OCCUPANCY

Ground Floor Units 18 and 19 are occupied producing £12,000 PA. Expiring 31 March 2028.

Mezzanine over Units 18-20 is occupied producing £12,000 PA. Expiring 31 March 2028.

Unit 20 will be vacant from 17 June 2025.

## EPC

Unit 18 - C  
Unit 20 - C  
Unit 19 - C

## CONTACT US TO ENQUIRE



### Ollie Casson

Graduate Surveyor

T: 07985 220776

E: [ollie.casson@landwoodgroup.com](mailto:ollie.casson@landwoodgroup.com)

L: Lancaster Buildings, 77 Deansgate, Manchester, M3 2BW

## RATEABLE VALUE

First floor unit 18-19:	£4,700
Ground Floor Unit 18-19:	£10,750
Ground Floor Unit 20:	£5,800

## PRICE

We are seeking offers in excess of £360,000 for the leasehold interest.

## LEGAL COSTS

Each party will be responsible for their own legal costs.

## VIEWINGS

Strictly by appointment.

## FINANCE

Together Money provide a range of Fast and Flexible Commercial Finance options to include Bridging, Mortgages and Development Funding. For more information and a detailed review of how they can support you, visit their website [www.togethermoney.com](http://www.togethermoney.com) or call on 0371 705 2068.



### Amy Selfe

Associate Director

T: 0161 967 0122

E: [amy.selfe@landwoodgroup.com](mailto:amy.selfe@landwoodgroup.com)

L: Lancaster Buildings, 77 Deansgate, Manchester, M3 2BW

# Photographs



Landwood Commercial (Manchester) Ltd for themselves and for the Vendors or Lessors of this property, whose agents they are, give notice that: 1) The information contained within these particulars has been checked and is understood to be materially correct at the date of publication; 2) All descriptions, statements, dimensions, references to condition and permissions for the use and occupation or other details are given in good faith; however, they are made without responsibility and should not be relied upon as representation of fact, intended purchasers or lessors should, by enquiry to our Manchester office, satisfy themselves as to the corrections and availability, in each case, before arrangements are made to view (if the site comprises of buildings); 3) Unless otherwise stated, all prices rents and other charges are quoted exclusive of Value Added Tax (VAT). Any intended purchasers or tenants must satisfy themselves independently as to the incidence of VAT in respect of any transaction; 4) All plant, machinery, equipment, services and fixtures and fittings referred to in these particulars were present at the date of publication. They have not, however, been tested and therefore we give absolutely no warranty as to their condition or operation; 5) These particulars do not constitute part of an offer or contract; 6) The vendors or lessors do not make or give – and neither do Landwood Commercial (Manchester) Ltd, nor any person in their employment have any authority to make or give – any representation or warranty whatsoever in relation to this property.