



## **FOR SALE SOHO FOUNDRY CICELY LANE BLACKBURN BBI IHQ**

Investment property producing £44,500 per annum from prominent town centre premises

- Let to three good quality tenants.
- Prominent town centre location.
- A mixture of open plan and cellular offices.

**B2 Pittman Court, Pittman Way, Fulwood,  
Preston, Lancashire, PR2 9ZG.  
[www.hdak-uk.com](http://www.hdak-uk.com)**

**01772 652652**

## **Location**

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The property occupies a prominent position on the edge of Blackburn Town Centre with excellent access to the nearby facilities, including The Mall, Blackburn Market, Morrisons supermarket and the bus and railway stations.

## **Description**

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Soho Foundry was constructed in 1885 and comprises a three-storey brick-built building under a pitched slate roof.

Office space is over three levels providing a mixture of both open plan and cellular office suites. Each floor has their own kitchen facilities and the ground floor suite has self-contained WC facilities. Internally the building has the benefit of a gas fired central heating system and the suites have recessed lighting with carpet tiled floors.

In addition, there is a personnel lift from the main reception serving all three floors and there are male and female WC facilities on the first and second floors.

Externally there is parking for approximately 7 vehicles.

## **Accommodation**

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The accommodation is arranged as follows:

Ground Floor	Entrance area/lift area	
	Office suite	2,624 sq ft
First Floor	Office suite	2,476 sq ft
Second Floor	Office suite	2,516 sq ft
<b>Total</b>		<b>7,616 sq ft</b>

## **Money Laundering**

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In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required.

## **Lease Terms**

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The ground floor suite is let to ATOS (PIP Consultant Centre) by way of a lease expiring 31<sup>st</sup> July 2028 at a current rent of £15,000 per annum.

The first floor suite is let to Brook Advisory by way of a lease expiring 31<sup>st</sup> March 2026 at a current rent of £15,000 per annum.

The second floor suite is let to the Secretary of State. The tenant is holding over at a rent of £14,500 per annum. Terms have been provisionally agreed based on an extension for 2 years at a rent of £15,000 per annum.

In addition, tenants contribute towards the service charge which includes repairs, maintenance, common areas, lift maintenance, gas and electricity. It is understood that the service charge cap is as follows:

Ground Floor:	£14,500
First Floor:	£18,000
Second Floor:	£18,000

All figures are subject to VAT at the prevailing rate.

## **Purchase Price**

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£450,000 in respect of the freehold interest.

## **Legal Costs**

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

## **Viewing**

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Strictly by appointment through joint agents HDAK.  
Tel: 01772 652652 or e-mail: [reception@hduk.co.uk](mailto:reception@hduk.co.uk) or  
Neil Weaver at Taylor Weaver. Tel: 01254 699030