

461 Bolton Road, Blackburn BB2 4HY

Auction Guide Price £35,000-40,000



LOT

auction agent

THE PROPERTY

- Extended Commercial Terraced Property Next To Ewood Park
- Could Be Converted To Residential STP
- Ideal Investment Opportunity
- Sold With Vacant Possession



PROPERTY DESCRIPTION

For sale by auction on 2nd December 2019, start time 6.30pm at The Village Hotel, Bury, BL9 7BQ. Extended terraced property with commercial use, currently used as a doctors surgery, but will be sold with full vacant possession. The property comprises two upstairs room, an upstairs bathroom and to the ground floor a front reception room, a rear reception room, an office and a treatment room at the rear. Externally there is a front garden and a rear yard. The property is gas central heated and double glazed. The property is located on Bolton Road in front of Ewood Park. There is currently commercial use on the building, but it could be converted back to a terraced house subject to necessary consents. Auction Guide Price £35,000 - £40,000. Buyers are advised to check the legal pack before bidding.

AUCTION AGENT

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Vestibule

Has a door to the front and a ceiling light point.

Front Reception Room 14' 9" x 11' 5" (4.5m x 3.47m)

Has a front facing double glazed window, radiator, ceiling light point and period coving.

Office 11' 0" x 8' 5" (3.35m x 2.56m) MAX

Has a stable door to the reception room and two ceiling light points.

Rear Reception Room 14' 8" x 9' 6" (4.47m x 2.89m)

Has a rear facing double glazed window, radiator, ceiling light point, period coving and a sink.

Treatment Room (could be converted to a kitchen) 10' 10" x 7' 3" (3.3m x 2.21m)

Has a double glazed door to the side, a rear facing double glazed window, radiator and ceiling light point.

Landing

Has a ceiling light point.

Front Room Upstairs 14' 8" x 11' 10" (4.46m x 3.6m)

Has a front facing double glazed window, radiator, ceiling light point, a sink and a storage cupboard.

Rear Room Upstairs 10' 7" x 6' 11" (3.23m x 2.12m)

Has a rear facing double glazed window, radiator and ceiling light point.

Bathroom

Has a rear facing double glazed window, radiator, ceiling light point and a three piece suite comprising bath, W.C. and sink.

Front

To the front of the property there is a garden.

Rear

There is a yard to the rear.

Brochure Prepared

22.10.2019

Tenure

See Legal Pack

Solicitor

Farnworth Rose, Nelson - Emma Moore



Buyers Premium

The buyers premium on this lot is 1% of the purchase price plus VAT, or £1,295 + VAT = £1,554, whichever is greater.

Disbursements

Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion of the sale.



Guide Price: An indication of the seller's current minimum acceptable price at auction. The guide price or range of guide prices is given to assist consumers in deciding whether or not to pursue a purchase. It is usual, but not always the case that a provisional range is agreed between the seller and auctioneer at the start of marketing. As the reserve is not fixed at this stage it can be adjusted by the seller at any time by the seller at any time up to the day of the auction in light of the interest shown during the time that the guide price has been issued. The guide price can be shown in the form of a minimum and maximum price range within which an acceptable sale price (reserve) would fall, or as a single price figure within 10% of which the minimum acceptable price (reserve) would fall. A guide price is different to a reserve price (see definition). Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

Reserve Price: The seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price is not disclosed and remains confidential between the seller and the auctioneer. Both the reserve and the guide price can be subject to change up to and including the day of the auction.

MONEY LAUNDERING REGULATIONS 2017: Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.