



Retail in BB1

Accrington Road, Blackburn, Lancashire,
BB1 2AL

£149,950 Starting Bid

Tenure

Leasehold

Off Street parking

Property features

- ✓ COUNCIL TAX BAND A
- ✓ CELLAR (STORAGE ROOM)
- ✓ COMMERCIAL PROPERTY
- ✓ SECOND FLOOR POTENTIAL FOR A ONE BEDROOM APARTMENT SUBJECT TO PLANNING
- ✓ FIRST FLOOR POTENTIAL FOR A ONE BEDROOM APARTMENT SUBJECT TO PLANNING

Arrange a viewing

Lisa Neil
Branch Manager
Commercial National

0191 737 1154
commercial@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

For sale via auction - fees, terms and conditions apply.

IDEAL INVESTMENT OPPORTUNITY this commercial property with the potential to expand to make 2 x one bedroom apartments subject to planning permission. The property is situated in the Intack area of Blackburn.

This property is located in the popular commuter area of Accrington road, allowing for easy routes to Blackburn Town Centre, Accrington and easy motorway connections. It is located near St Thomas Primary School, and has a large selection of local amenities.

The property comprises of: Ground floor commercial shop area and kitchen, cellar downstairs. To the first floor there is potential for a one bedroom apartment subject to planning permission and to the second floor there is potential for a one bedroom apartment subject to planning permission.

Outside. To the rear of the property is a carport.

Ground Floor

Main Shop (retail area)

Dimensions: 8.3m x 4.0m

The main shop area comprises of: CCTV camera, spotlights and laminate flooring throughout.

Kitchen

Dimensions: 5.0m x 4.0m

The kitchen comprises of: uPVC double glazed window, wall & base units, electric oven, stainless steel sink with drainer and mixer tap, spotlights, washing machine & tumble drier and fridge freezer, laminate flooring, there is a uPVC double glazed door that leads to the rear yard with carport.

Cellar

Dimensions: 3.65m x 3.0m

The cellar comprises of: Spotlights and laminate flooring.

First Floor

Lounge

Dimensions:

The lounge comprises of: uPVC double glazed window, ceiling light, double radiator, carpet flooring.

Room

Dimensions: 3.5m x 2.7m

The bedroom comprises of: Sky and broadband points, phone sockets, ceiling light, double radiator, carpet flooring.

Kitchen

Dimensions: 2.5m 1.9m

The kitchen comprises of: uPVC double glazed window, base units only, four ring gas hob, stainless steel sink with drainer and mixer tap, tiled flooring.

Bathroom

Dimensions: 2.75m x 1.15m

Hand wash basin, W.C, shower, partly tiled flooring.

Second Floor

Room

Dimensions: 3.65m x 3.0m

The bedroom comprises of: uPVC double glazed window, internal wooden door, single radiator, carpet flooring.

Lounge

Dimensions: 3.65m x 2.85m

The lounge comprises of: uPVC double glazed window, double radiator, ceiling light, carpet flooring.

Kitchen

Dimensions: 3.75m x 1.25m

The kitchen comprises of: Window, base units, electric hob, stainless steel sink with mixer tap.

Bathroom

Dimensions: 2.75m x 1.15m

Hand wash basin, W.C, shower, partly tiled flooring.

Outside

Outside there is a yard/carport

Price: Starting Bid £149,950

Property Type: Retail

Business Type: Other/Unspecified

Parking: Off Street

Location

This property is located in the popular commuter area of Accrington road, allowing for easy routes to Blackburn Town Centre, Accrington, and easy motorway access. It is located near St Thomas Primary School, and has a large selection of local amenities.

Accommodation

IDEAL INVESTMENT OPPORTUNITY this commercial property with the potential to expand to make 2 x one bedroom apartments subject to planning permission. The property is situated in the Intack area of Blackburn.

Tenure

Leasehold. Title number LA33441.

EPC

Available upon request. Rating C.

Council Tax

Council Tax band A.

Rateable Value

Current Rateable Value £4,150 (April 2026 to present). Sourced from VOA.

Additional Information

For further information please contact our office directly on 0191 737 1154, or alternatively via email on commercial@pattinson.co.uk. With regards to viewing subject property, this is to be done strictly by appointment.



Accrington Road, Blackburn, Lancashire, BB1 2AL

Contact your local branch today for more information on this property:

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