



83 Shorrock Lane, Blackburn

£130,000 Freehold

VERSATILE COMMERCIAL PROPERTY WITH TWO BEDROOM APARTMENT UPSTAIRS Located in the centre of Mill Hill, this property boasts 2478 sq ft and has the potential to create your lifetime business venture.

Council Tax band: A

Tenure: Freehold



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The main shop has historically been a workshop and repair shop which now lends the building to create anything from a newsagents, hairdressers, beauticians, offices or clinic. The downstairs features three main rooms and utility which with can easily be converted into a kitchen.

Importantly, upstairs has its own access. The apartment has recently been occupied and offers an impressive footprint to upgrade into a stunning apartment which can be lived in or rented out for around £650pcm. For those with larger business ideas, the opportunity to rent out rooms, chairs is also available. The upstairs also features it's own bathroom and kitchen.

A further benefit to the property is the cellar room. While the opportunities for usable space may be niche, the large rooms offer ample storage opportunities or an ideal workshop.



Vestibule

Tiled flooring, wooden front door.

Hallway

Laminate flooring, stairs leading up to the first floor.

Shop Front

Laminate flooring, ceiling spot lights, stainless steel sink, double glazed uPVC window, panel radiator.

Workshop/Storage

Floor boards, wooden window, and door.

Back Room

Laminate flooring, ceiling spot lights, double glazed uPVC window, panel radiator.

Utility

Vinyl flooring, Belfast sink, wc and wall mounted boiler, wooden door, panel radiator, door leading door to the basement.

Landing

Carpet flooring, storage cupboard, panel radiator.

Lounge

Carpet flooring, French doors, panel radiator.

Dining Room

Carpet flooring, two panel radiators, upvc double glazed windows

Kitchen

Vinyl flooring, fitted wall and base units with contrasting work surfaces, gas hob, stainless steel sink and drainer, space for fridge, washing machine, wall mounted boiler, double glazed uPVC window, panel radiator.

Bedroom 1

Carpet flooring, double glazed uPVC window, panel radiators.

Bedroom 2

Carpet flooring, double glazed uPVC window, panel radiator.

Bathroom

Carpet flooring, three piece in green composing of wc, basin and bath tiled splash backs, frosted double glazed uPVC window, panel radiator.





Floor -1



Floor 0



Floor 1



Approximate total area⁽¹⁾
2478 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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