

FOR SALE

INVESTMENT OPPORTUNITY

LUXURY MILL CONVERSION CONSISTING
OF 8 APARTMENTS

Lamb & Swift
Commercial Property

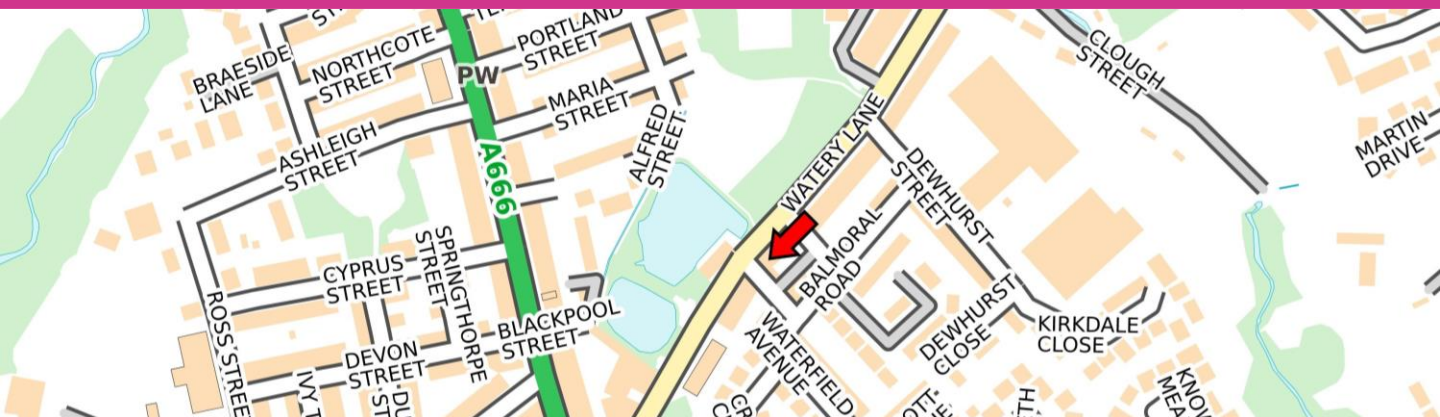
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BLOCK OF 8 APARTMENTS
ALF MILL
WHITEHALL
DARWEN
BB3

Offers in Excess of
£1,300,000

- Investment opportunity
- Recently converted mill building
- 8 two & three bedroom spacious apartments including duplex's
- All apartments benefit from 2 bedrooms, double glazing and intercom system
- Kitchens include integrated fridge freezer, dishwasher and washing machine
- On site parking to the rear
- All apartments currently rented out
- Current rental income of circa £80,000 per annum
- Located in the highly desirable Whitehall district



LOCATION

The apartments are located in the sought after Whitehall area of Darwen, a thriving market town surrounded by the scenic West Pennine Moors. Darwen has a number of brand supermarkets, local shops and heritage listed buildings. There are local amenities including highly regarded primary schools, pubs, cafes and post office, to name a few, all within walking distance.

The surrounding towns are close at hand via the A666 including Bolton – 8 miles, Blackburn – 6 miles and Manchester – 20 miles. The M65 motorway is 3 miles and Darwen Train Station 2 miles providing ideal commuter access to Manchester one way and the Ribble Valley the other.

DESCRIPTION

Alf Mill is a luxury mill conversion consisting of 8 stunning two and three bedroom apartments including duplex's. The apartments are extremely spacious with tall ceilings and open plan spaces, with feature beamed ceilings and stylish light fittings.

All apartments benefit from two bedrooms, double glazing and a digital intercom system, plus on site parking to the rear of the building. Kitchens all include integrated fridge freezer, washing machine and dishwasher and each apartment has installed a gas fired Baxi combi boiler.

ACCOMMODATION

APARTMENT	SQ M	SQ FT
Apartment 1	88.06	948
Apartment 2	83.56	901
Apartment 3	59.63	642
Apartment 4	63.93	688
Apartment 5	105.85	1,140
Apartment 6	118.97	1,282
Apartment 7	77.35	832
Apartment 8	57.48	620

All above apartments are currently rented out.

FOR SALE

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SERVICES

The mains services connected to the property include water, gas, electricity supply and of course mains drainage.

Please note that Lamb & Swift Commercial have not tested any of the service installations or appliances connected to the property.

VAT

VAT may be applicable, and if so, will be charged at the prevailing rate.

COUNCIL TAX

Interested parties are advised to make their own enquiries with the Local Authority.

EPC

An EPC has been commissioned and a full copy of the report can be made available upon request.

LEGAL COSTS

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

ANTI MONEY LAUNDERING

Under the Criminal Finances Act 2017 and HMRC and RICS regulations, Lamb & Swift Commercial Property Agents are obliged to undertake AML due diligence for both our clients and purchasers/tenants involved in any transaction. We will therefore be required to obtain personal, detailed financial and corporate information before any transaction can conclude.

VIEWING

Strictly by appointment with sole agents, Lamb & Swift Commercial.

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Lamb & Swift Commercial

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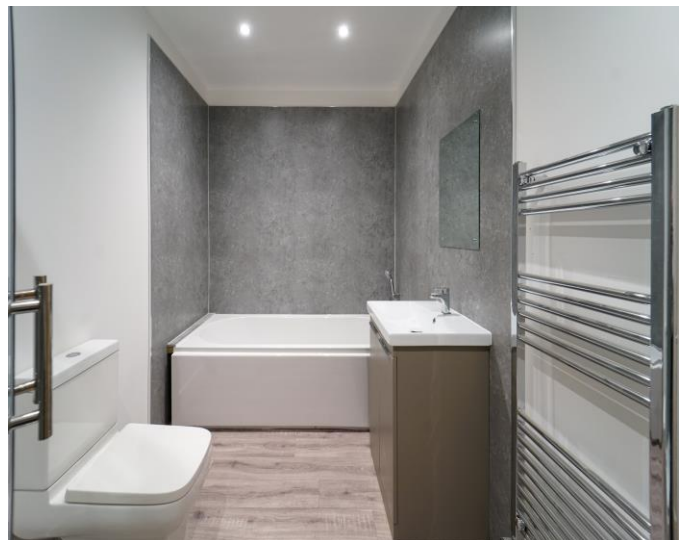
















Please note that the photographs shown above have been provided by the client and were taken following completion of the development.