FOR SALE

INVESTMENT OPPORTUNITY LUXURY MILL CONVERSION CONSISTING OF 8 APARTMENTS

Lamb & Swift

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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

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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.

Offers in Excess of £1,300,000.

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.

Telephone: 01204 522275

Contact: David Isherwood Email: disherwood@lambandswift.com

Lamb & Swift Commercial 179 Chorley New Road Bolton BL1 4QZ



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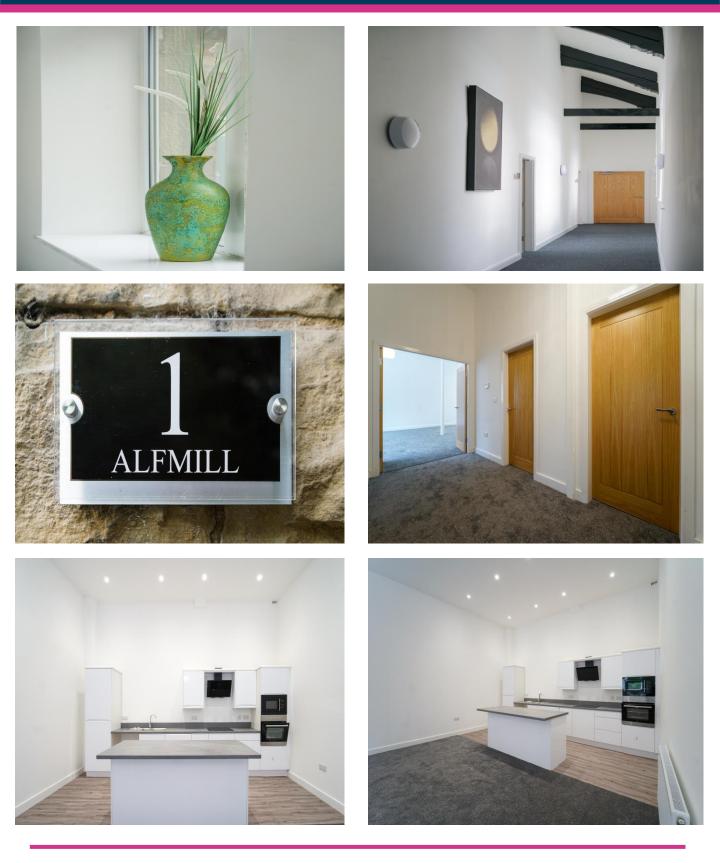






Important Notice Messes Lamb & Swift Commercial for themselves and for the vendors or lessors of this property whose agents they are give notice that a] The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute nor constitute part of an offer of contract, b] All descriptions, dimensions, reference condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them, c] no person in the employment of Messers Lamb & Swift Commercial has any authority to make or give any representations or warranty whatsoever in relation to this property.

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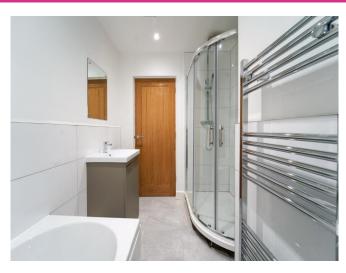




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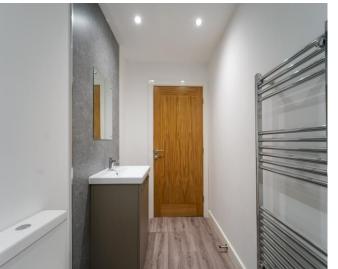
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Please note that the photographs shown above have been provided by the client and were taken following completion of the development.

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