

# Lot 64, Unit 2 and 4, Dominion Court, Billington Road, Burnley,

Lancashire BB11 5UB

For sale by Auction on 25th September 2024 (unless sold or withdrawn prior)



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## Property Information

### Virtual Freehold Ground Rent Investment

- Two sites with Office Buildings
- Total Approx. Floor Area of 239.30 sq. m. (2,575 sq. ft.) over Ground and First Floors
- Located within well established Billington Road Industrial Estate
- Other occupiers on the estate include Warburtons, The Original Factory Shop, Milano UK and Mann & Hummel
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**Lot** 64  
**Auction** 25th September 2024

**Rent** £1,520 per Annum Exclusive  
**Status** Available

**Sector** Ground Rent  
**Auction Venue** Live Streamed Auction

### Location

**Miles** 8 miles east of Blackburn  
**Roads** M65  
**Rail** Rose Grove Railway Station  
**Air** Manchester Airport

### Situation

The property is situated in the well established Billington Road Industrial Estate, approximately 1 mile from J 9 and 10 of the M65. Other occupiers within the estate include Warburtons, The Original Factory Shop, Milano UK and Mann & Hummel.

### Tenure

Virtual Freehold. 900 years from 14/10/1997 at a ground rent of £10 per annum.

### Description

The sites currently extend to 0.02 Ha (0.04 Acres) upon which there are two terraced office buildings with a total approximate floor area of 239.30 sq. m. (2,575 sq. ft.) over Ground and First floors.

### VAT

VAT is applicable to this lot.

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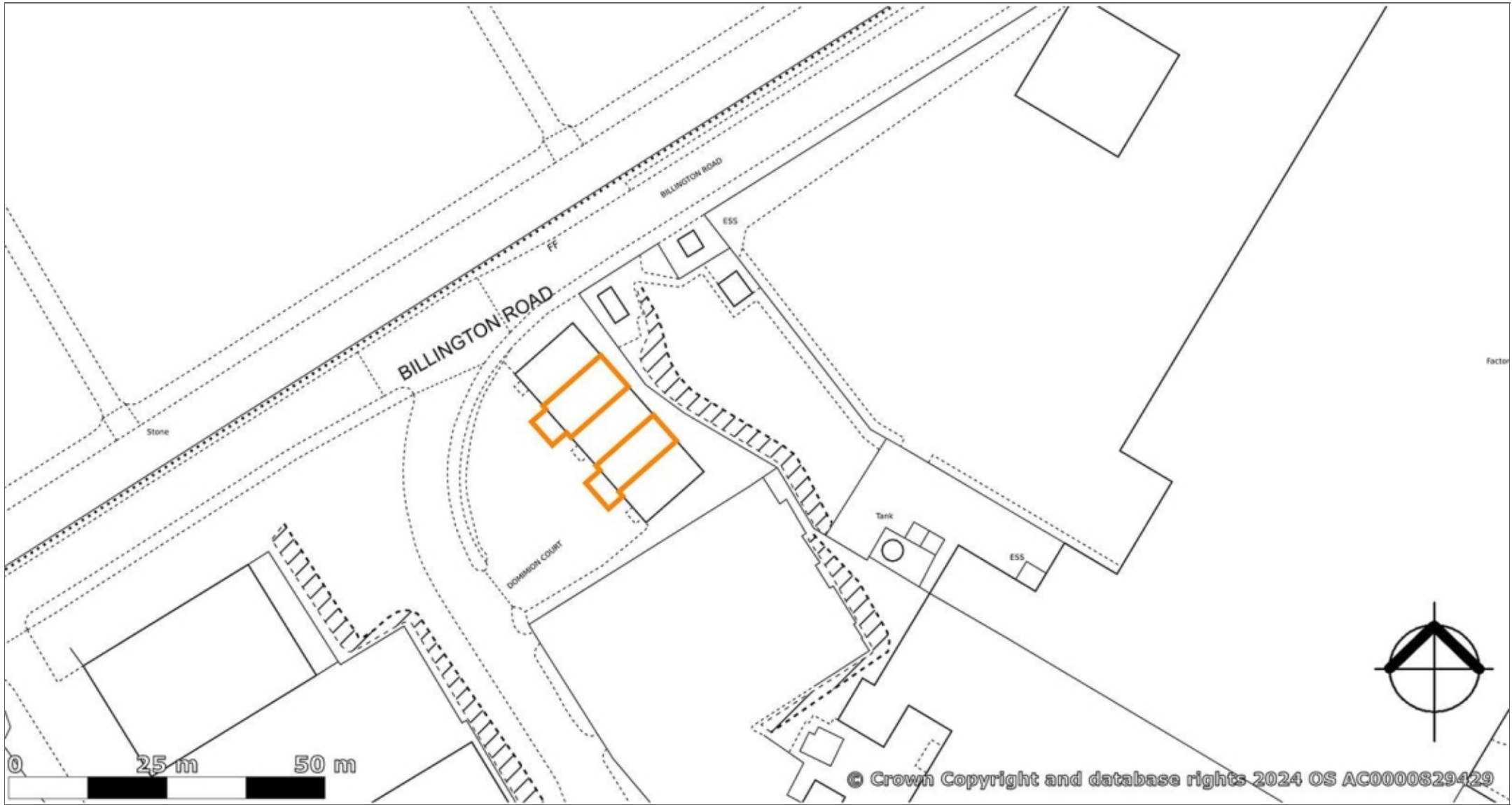
## Tenancy & Accommodation

Site	Site Areas Approx Ha	Site Areas Approx (acres)	Tenant	Term	Rent	Reversion
Site 2			R INGHAM (PALLETS) LIMITED	899 years from 14/10/1997	£1,000	13/10/2896
Site 4			INDIVIDUALS	125 years from 11/02/2004	£520	10/02/2129
<b>Total</b>					<b>£1,520</b>	

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## Contacts

### Acuitus

#### Jon Skerry

+44 (0)20 7034 4863

+44 (0)7736 300 594

[jon.skerry@acuitus.co.uk](mailto:jon.skerry@acuitus.co.uk)

#### Alexander Auterac

+44 (0)20 7034 4859

+44 (0)7713 135 034

[alexander.auterac@acuitus.co.uk](mailto:alexander.auterac@acuitus.co.uk)

### Seller's Solicitors

#### Stevens & Bolton LLP

Wey House, Farnham Road

Guildford

GU1 4YD

#### Joanne Purnell

01483 302264

[joanne.purnell@stevens-bolton.com](mailto:joanne.purnell@stevens-bolton.com)

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2024