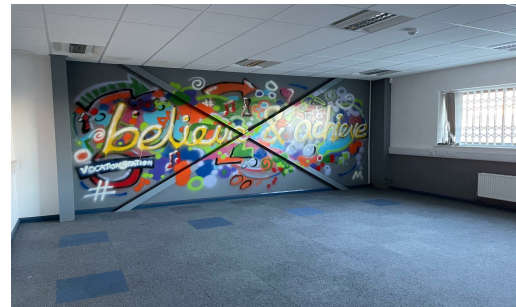
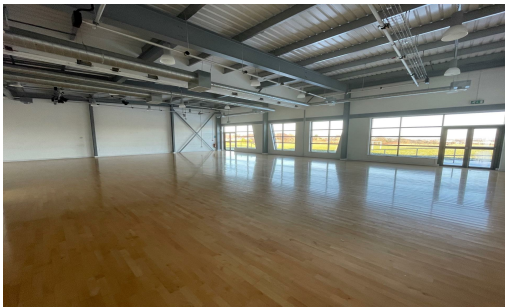


Performing Arts Academy, St Mary's College, Shear Brow , Blackburn, BB1 8DX

**TO LET**



# TO LET

Use - Miscellaneous, Leisure  
Size - 13,810 Sq ft  
Rent - On application

- Former Theatre/Studio Complex
- Ample on site parking
- Competitive terms



COMMERCIAL PROPERTY AGENTS, CHARTERED SURVEYORS AND VALUERS

[www.taylorweaver.co.uk](http://www.taylorweaver.co.uk)

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## Performing Arts Academy, St Mary's College, Shear Brow , Blackburn, BB1 8DX

### Location

The property is situated approximately 1 mile to the North of Blackburn Town Centre with motorway access via junction 6 of the M65 motorway 3 miles to the East and junction 32 of the M6 approximately 7 miles to the West.

Located within a mixed commercial and residential area, it has substantial frontage to Shear Brow.

Public transport is excellent and Blackburn railway station is approximately 1.5 miles from the property.

### Description

The property forms part of the former St Mary's College complex and provides a double height building of steel frame construction, under a flat roof.

It comprises a theatre, dance studios and classrooms.

### Accommodation

We have calculated the area to be 13,810 sq.ft.

Consideration may be given to splitting the building into two sections. Further details on request.

### Rental

On application

### Lease Terms

The property is available by way of a new lease for a minimum term of 5 years on an internal repairing basis. The tenant will be responsible for the usual occupiers costs to include business and water rates, electricity and gas.

### Service Charge

A service charge will be levied on occupiers to cover the cost of maintenance and upkeep of the common areas.

### Deposit

Subject to status a deposit equating to 3 months will be required.

### Rating

The property will be reassessed upon occupation.

### Legal Costs

Each party is to be responsible for their own legal costs.

### VAT

VAT is applicable.

### Services

It is understood that all mains services will be available to the property.

### EPC

An EPC will be available on request.

### Viewing

Through joint agents:

Neil Weaver MRICS  
Taylor Weaver  
01254 699 030

or

Caroline James MRICS  
Trevor Dawson  
01254 681133



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