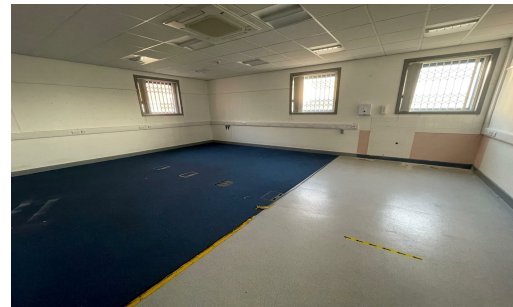
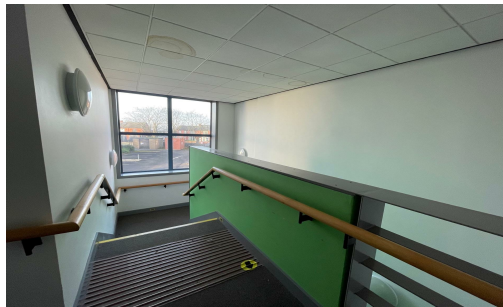


The Hope Zone, St Mary's College, Shear Brow, Blackburn, BB1 8DX

**TO LET**



## TO LET

Use - Office, Miscellaneous, Leisure

Size - 9,945 Sq ft

Rent - £6.00 per sq.ft.

- Former educational building suitable for alternative use
- Ample on-site parking
- Suitable for office, leisure, community or educational use, subject to pp



COMMERCIAL PROPERTY AGENTS, CHARTERED SURVEYORS AND VALUERS

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

Telephone: 01254 699030

Email: [info@taylorweaver.co.uk](mailto:info@taylorweaver.co.uk)

## The Hope Zone, St Mary's College, Shear Brow, Blackburn, BB1 8DX

### Location

The complex 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 St Mary's College complex and is known as the Hope Zone.

It is a two-storey building that links with the main college complex. It is of brick built construction with a flat roof and provides a series of cellular and open plan rooms with ancillary w/c facilities.

In addition there is a lift.

### Accommodation

We have calculated the area of the premises to be 9,945 sq.ft.

### Rental

£6.00 per sq.ft.

### 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.

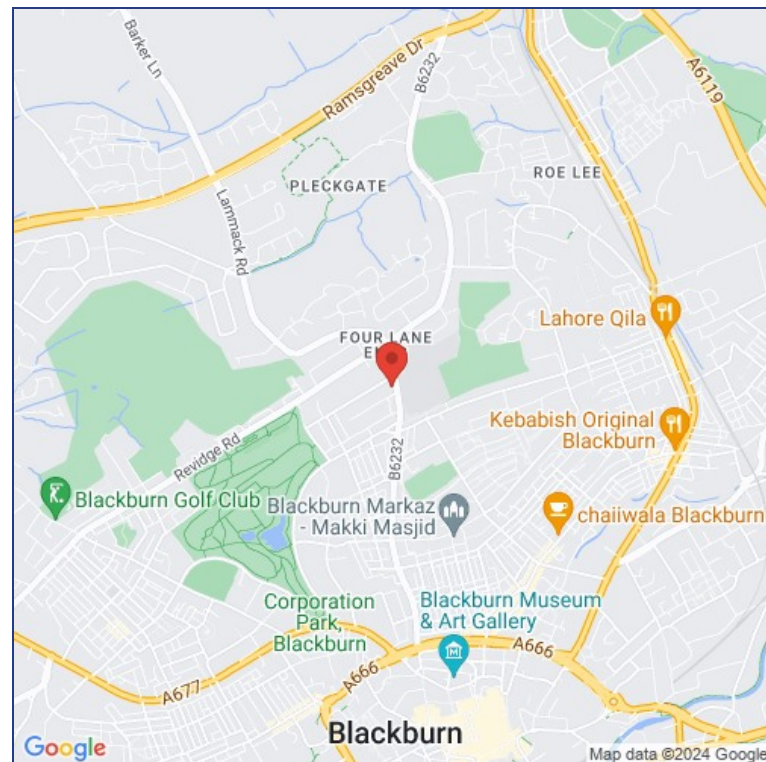
### Viewing

Through joint agents:

Neil Weaver MRICS  
Taylor Weaver  
01254 699 030

or

Caroline James MRICS  
Trevor Dawson  
01254 681133



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