TAYLOR WEAVER
CHARTERED SURVEYORS

Former Health Centre, High Street, Rishton, Blackburn, BB1 4JZ

TO LET

Use - Office, Miscellaneous

Size - 1,625 Sq ft

Rent - £13,000 per annum

Price - £139,950

- TO LET/ FOR SALE
- Former Health Centre
- Suitable for alternative use, subject to planning consent
- Prominent main road position
- Easy access to M65

RICS

COMMERCIAL PROPERTY AGENTS, CHARTERED SURVEYORS AND VALUERS

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Location
The property is situated in a prominent main road position in the centre of Rishton, surrounded by local, regional and national retailers.

Accrington town centre is approximately 4 miles from the premises and Blackburn town centre within 5 miles.

Description
The property comprises a single storey former health centre.

It is of brick built construction under a pitched tiled roof. The property provides a series of office and consultation rooms together with wc/amenity facilities. It has the benefit of double glazed windows with security shutters, gas fired central heating and carpet/vinyl floors.

In addition, parking is available to the rear of the premises.

Accommodation
We have calculated the net internal area of the premises to be approximately 1,625 sq.ft

Price
£139,950

Rental
£13,000 per annum

Lease Terms
The property is available by way of a new lease on Full Repairing & Insuring terms for a minimum period of 5 years

Rating
The property has a Rateable Value of £8,400

As the Rateable Value is below the threshold for small business rate relief of £12,000 RV eligible occupiers may be exempt from business rates. Full details on request.

Legal Costs
Each party to be responsible for their own legal costs.

VAT
Vat is applicable to figures quoted in these particulars.

Services
It is understood that all mains services are available to the property.

EPC
An EPC is available on request

Planning
The property has been used for a number of years as a health centre under Class D1 (non residential institution) of the Town and Country Planning (Use Classes) Order.

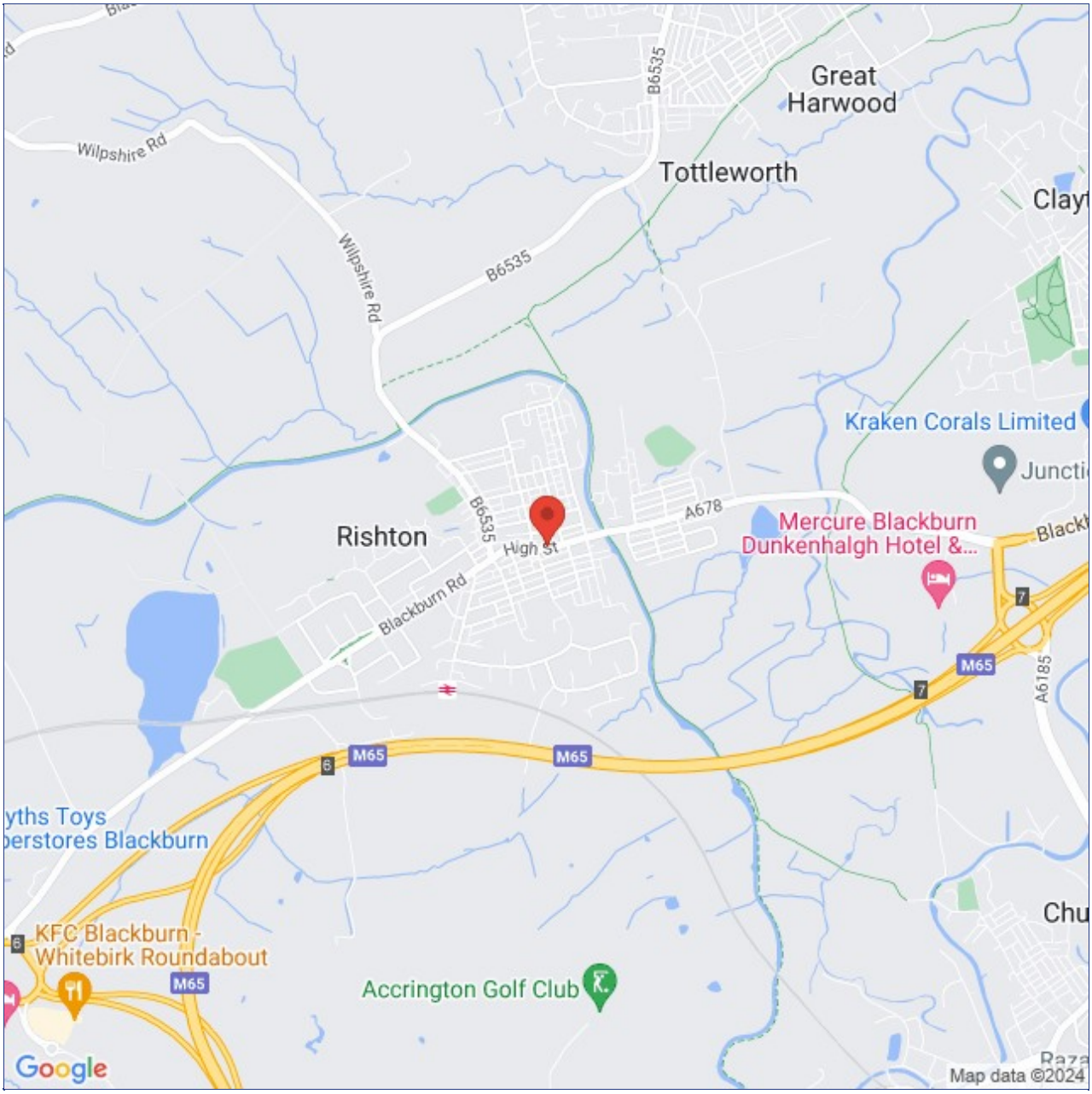
It is anticipated that other similar uses, such as day nursery, crèche, place of worship, etc. would be considered appropriate.

Alternatively other uses would be considered including retail, office, etc and interested parties are recommended to contact the planning department of Hyndburn Borough Council to discuss their proposed uses.

Prohibited Uses
The following uses are prohibited:

- Blood pressure monitoring
- New medicine service
- Covid service
- Flu Jabs
- Stop smoking

Viewing
Strictly through agents
Taylor Weaver
(Neil Weaver)
01254 699030



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