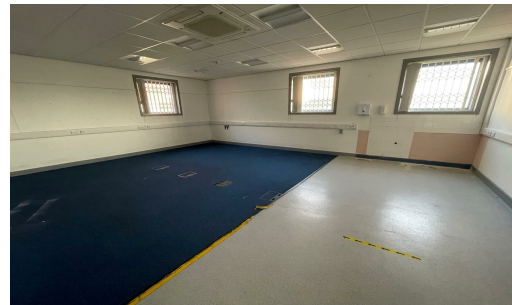
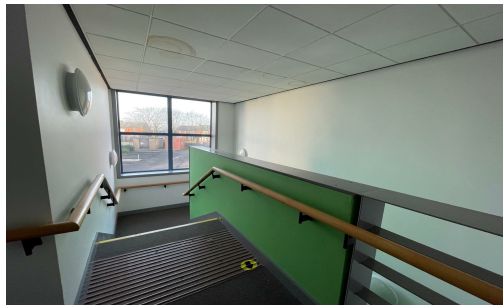


The Hope Zone, St Mary's College, Shear Brow, Blackburn, BB1 8DX

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

Telephone: 01254 699030

Email: 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

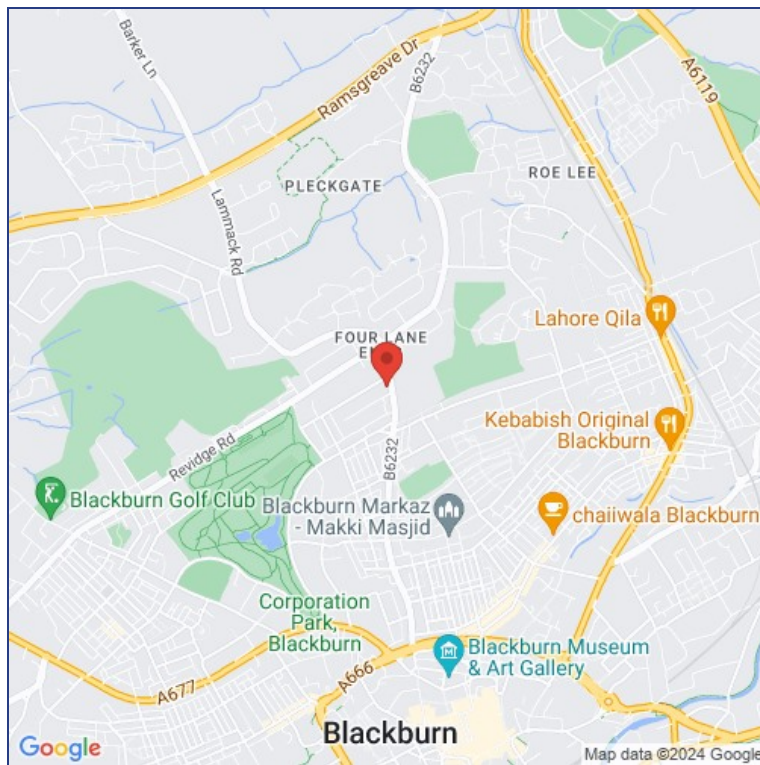
01254 699 030

or

Caroline James MRICS

Trevor Dawson

01254 681133



www.taylorweaver.co.uk

Telephone: 01254 699030



Email: info@taylorweaver.co.uk

Taylor Weaver is a trading name of Taylor Weaver Limited. Registered Office: Unit 17 Trident Park, Trident Way, Blackburn BB1 3NU – Company Registration No. 04132040. MISREPRESENTATION ACT: Taylor Weaver (and their joint agents where applicable) for themselves and for the vendors or lessors of this property for whom they act, give notice that: (i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants and do not constitute the whole or any part of an offer or contract; (ii) Taylor Weaver cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein, and prospective purchasers or tenants must not rely on them as a statement of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of Taylor Weaver (and their joint agents where applicable) has any authority to make any representation or warranty to enter into any contract whatever in relation to the property; (iv) prices or rents quoted in these particulars may be subject to VAT in addition; (v) Taylor Weaver will not be liable in negligence or otherwise for any loss arising from the use of these particulars.