

19 Richmond Terrace, Blackburn, BB1 7BL



FOR SALE or TO LET

Use - Office

Size - 2,065 Sq ft

Rent - £14,500 per annum.

Price - POA

- Prominent town centre location
- Easy access to shopping centre and town hall
- Competitively Priced



COMMERCIAL PROPERTY AGENTS, CHARTERED SURVEYORS AND VALUERS

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Location

The property is situated on Richmond Terrace in the centre of Blackburn.

The street was historically the main professional district for Blackburn but over the years has somewhat changed with the street now being made up of professional occupiers, some residential uses and health related businesses.

The building itself is a short walk from Blackburn town hall, The Mall shopping centre and market with the bus and railway stations also close by..

Description

Richmond Terrace is a Grade 2 listed collection of 18th and mid 19th century buildings situated within the town centre conservation area.

The property comprises a mid terraced former residential dwelling that has over the years been converted to commercial use.

It has previously been used as a dental surgery/orthodontist.

It is of brick construction with rendered rear wall under a pitched slate roof.

It provides accommodation on 4 levels with the ground floor providing a reception and waiting area together with staff canteen and toilets.

The first floor provides 2 surgeries, a small lab and customer w.c facilities with the top floor providing additional surgery accommodation together with the Practice Managers office.

The basement is used for storage and has the benefit of gas central heating, led lighting and carpet/vinyl floors.

Accommodation

The property provides the following accommodation:

Ground Floor	629 Sq. ft
First Floor	669 Sq. ft
Second Floor	332 Sq. ft
Basement	435 Sq. ft
Total	2,065 Sq. ft

Price

POA

Tenure

To be confirmed.

Rental

£14,500 per annum.

Lease Terms

The property is available by way of a new lease for a minimum period of 3 years on a full repairing and insuring basis with the tenant responsible for the costs of occupation to include business and water rates, electricity and gas.

Rating

The property has a ratable value of £14,000 with rates payable expected to be in the region of £3,000-4,000, subject to transitional relief. Further details are available on requested.

EPC

An EPC is available on request.

VAT

VAT may be applicable on figures quoted in these particulars.

Money Laundering Regulations

Please note that we are now required to carry out customary due-diligence on all purchasers/tenants once an offer is accepted, whereby we are required to obtain proof of identity and proof of address of the prospective purchaser/tenant.

We will then undertake an AML check via Smart Search to comply with HMRC's anti money laundering requirements.

Availability

The property is available for immediate occupation.

Services

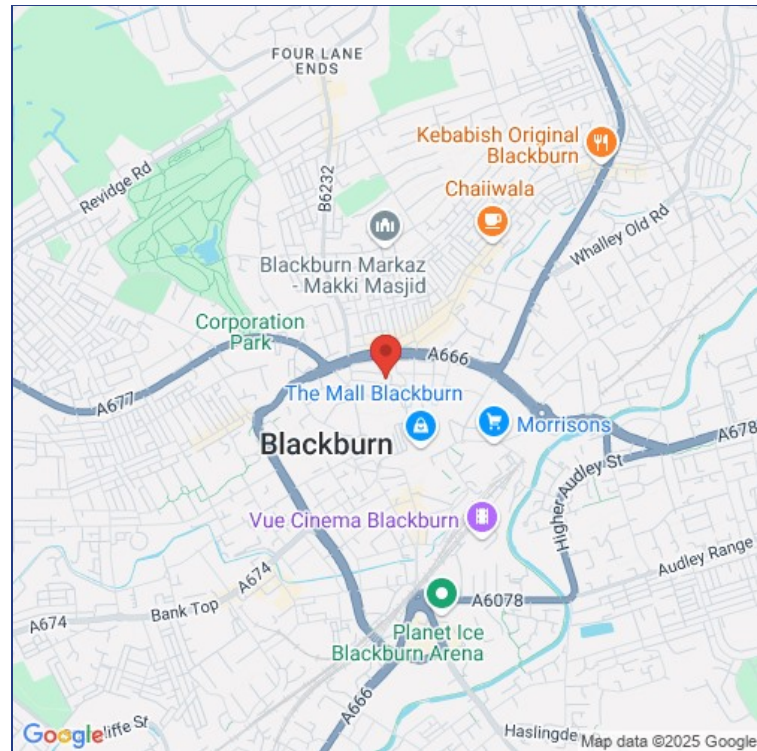
All mains services are connected to the property.

Planning

The property has been previously used as a dental surgery/orthodontist although other uses would be considered, subject to planning

19 Richmond Terrace, Blackburn, BB1 7BL**Viewing**

Strictly via sole agent Taylor Weaver
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