

# PROPERTY PARTICULARS

## MULTI-USE

**TREVOR DAWSON**

COMMERCIAL PROPERTY CONSULTANTS

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

**TO LET**



## 35 KING STREET/6 HEATON STREET BLACKBURN BB2 2DH

- Town Centre former nursery premises with immediate availability
- Suitable for alternative uses including retail, training centre, office and leisure
- Ground floor 2,535 sq. ft., staff amenity 236 sq. ft. plus workshop 980 sq. ft.

## LOCATION

Occupying a corner position fronting King Street at its junction with Heaton Street, adjacent to the Kings Court Business Centre. The surrounding area is a mixture of retail, offices and tertiary users. The Town Centre is within two minutes' walking distance.

## DESCRIPTION

There is a double frontage to King Street and the property is of brick construction with an enclosed front entrance yard.

Internally the premises offer a predominantly open plan working and function area with staff amenity, toilets and private offices. There is a cellar which provides excellent storage and has previously been used as a workshop. There is an electrically operated hot water central heating system, wood laminate flooring and suspended ceilings with recessed lighting.

Adaptions have been made to improve accessibility. Until recently the premises have traded as a nursery although it is thought other uses including retail, office and training centre would be possible, subject to any necessary consents.

## ACCOMMODATION

The approximate net floor areas are as follows:

Ground floor	2,535 sq. ft.
Basement office and WC	236 sq. ft.
Basement joinery workshop	980 sq. ft.

## SERVICES

All mains services are available with the exception of gas. It is the incoming tenant's responsibility to verify that all appliances, services and systems are in working order, are of adequate capacity and suitable for their purpose.

## RATING

The premises are listed as Nursery and Premises with a 2017 Rateable Value of £15,000.

## ENERGY PERFORMANCE CERTIFICATE

Energy Rating (116). The certificate is available upon request.

## LEASE TERMS

Available immediately on the transfer of a six year lease with three years unexpired. It may be possible to agree terms for a longer lease subject to the ingoing tenant's requirements.

## RENTAL

**£15,000 per annum.**

## VAT

VAT will be not be charged on the rental.

## LEGAL COSTS

Each party to be responsible for their own legal costs.



## VIEWING

**STRICTLY BY APPOINTMENT WITH SOLE AGENTS TREVOR DAWSON LIMITED OF CAPRICORN HOUSE, CAPRICORN PARK, BLAKEWATER ROAD, BLACKBURN, BB1 5QR. OUR REF JBR LMH 2212.12421 Email [jason@tdawson.co.uk](mailto:jason@tdawson.co.uk)**

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