



PERIOD OFFICE PREMISES **662 SQ M (7,126 SQ FT)**

TO LET

CHURCH HOUSE CATHEDRAL CLOSE BLACKBURN BB1 5AA

- ◆ Situated in the heart of Blackburn town centre
- ◆ A short walk from Blackburn Train Station
- ◆ Suitable for a variety of uses S.T.P.P
- ◆ On site parking
- ◆ Attractive period property
- ◆ Detached and self contained



LOCATION

Church House is situated in the heart of Blackburn town centre, within the Cathedral Quarter, fronting Darwen Street. The immediate area within the Town Centre has been subject to significant investment and it is an area which is gradually improving.

The property is within the Cathedral complex itself and comprises a former Grammar school. The property is accessed off Darwen Street, which in turn, is accessed off Railway Road and Jubilee Street.

The property is just a short walk from Blackburn Train Station, which in turn, provides links to Manchester City Centre, and other main cities and towns throughout the region and beyond. The town's main retail offering is located in close proximity to the subject property, as well as a number of multi-storey and open-air car parks offering competitive car parking rates.

DESCRIPTION

The subject property comprises a former Grammar school premises, which forms part of the Cathedral complex and has most recently been used, in part, as an administrative centre for the Diocese of Blackburn.

The subject property is of traditional masonry construction, arranged over ground and first floors and set beneath a pitched and slated roof covering. We believe this particular property was constructed in the mid 1800's. The property benefits from features associated with a building of this nature, construction and age.

Internally, the property provides for majority cellular office accommodation arranged over ground and first floors.

The accommodation benefits from carpeted floors covering, plaster painted walls and is lit by way of strip lighting fixed to suspended ceilings. The majority of the office accommodation provides for perimeter trunking and wall mounted radiators.

Externally, the property benefits from parking at ground floor level and in addition there is parking available within the Cathedrals underground car park.

LEASE TERMS

Available by way of a new Full Repairing and Insuring lease for a term of years to be agreed at a rental of £35,000 per annum exclusive.

Important Notice

Messrs Lamb & Swift Commercial for themselves and for the vendors or lessors of this property whose agents they are give notice that a) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute nor constitute part of an offer of contract, b) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them, c) no person in the employment of Messrs Lamb & Swift Commercial has any authority to make or give any representations or warranty whatsoever in relation to this property.

ACCOMMODATION

In accordance with the RICS Property Measurement (2nd Edition), we have calculated the following approximate Net Internal Areas:

Ground floor	309 sq m	(3,236 sq ft)
First floor	353 sq m	(3,800 sq ft)
Total	662 sq m	(7,126 sq ft)

VAT

VAT may be applicable, and if so, will be charged at the prevailing rate.

RATES

The subject property currently forms part of the wider Cathedral complex and is therefore exempt from Rates. However, if a proposed use for the building is for offices, once tenanted, the property will be subject to a rating assessment.

SERVICES

The mains services connected to the property include gas, water, electricity supply and mains drainage. Please note that Lamb & Swift Commercial have not tested any of the service installations or appliances connected to the property.

EPC

An EPC has been commissioned and a full copy of the Report can be made available upon request.

LEGAL COSTS

Each party to be responsible for their own legal costs involved in the transaction.

VIEWING

Strictly by appointment with joint agents, LAMB & SWIFT COMMERCIAL.

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