

# PROPERTY PARTICULARS

## MULTI-USE

**TREVOR  
DAWSON**

COMMERCIAL PROPERTY CONSULTANTS

**01254 681133**  
[www.tdawson.co.uk](http://www.tdawson.co.uk)

**TO LET**



## BROOKHOUSE MEDICAL CENTRE BROOKHOUSE CLOSE WHALLEY RANGE BLACKBURN BB1 6NL

- Opportunity to lease former Medical Centre situated within the heart of the Whalley Range district of Blackburn.
- Class D1 use. Suitable for clinics, health centre, nursery, day centre, community hub and professional offices.
- Net internal floor area 3,534 Sq. Ft. on a site of 0.26 acre.
- Parking for 14 vehicles.

## LOCATION

Extremely prominent frontage to Whalley Range within a mixed commercial area combined with high density residential.

## DESCRIPTION

A modern high specification purpose built Medical Centre of brick construction under a mono pitched tiled roof within a self-contained site of 0.26 acre. Internally, the accommodation has an entrance foyer leading to a central reception and admin area with consultancy rooms and offices around the perimeter with WC. The premises are carpeted with suspended ceilings and have a gas hot water central heating system.

## ACCOMMODATION

The gross internal area extends to 3,534 sq. ft.

## SERVICES

All mains services are available. It is the ingoing 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 2026 rateable value is £13,000. Details on rate payments may be obtained from Blackburn Council on 01254 585585.

## PLANNING

The property currently has a D1 use classification under the Use Classes Order of the Town and Country Planning Acts. Included within this class are health care uses, nursery, day centre, community hub and educational. Other uses may be suitable subject to obtaining the necessary consents. It will be the ingoing tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority, Blackburn Council, who can be contacted on 01254 585585.

## LEASE

Available by way of a new lease on a full repairing and insuring basis for a minimum term of three years.

## RENTAL

**£35,000 PER ANNUM**

## VAT

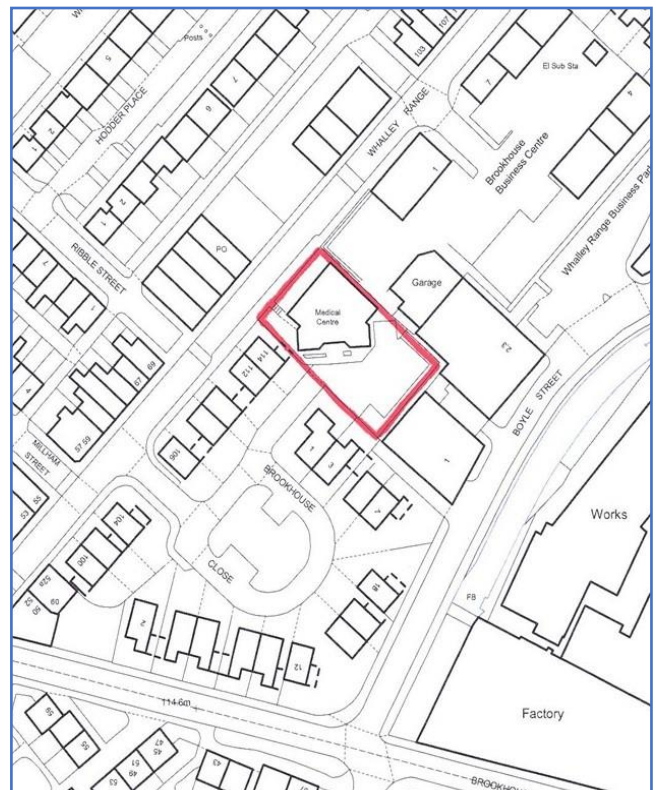
The rental is quoted exclusive of VAT, which if applicable will be charged at the standard rate.

## ENERGY PERFORMANCE CERTIFICATE

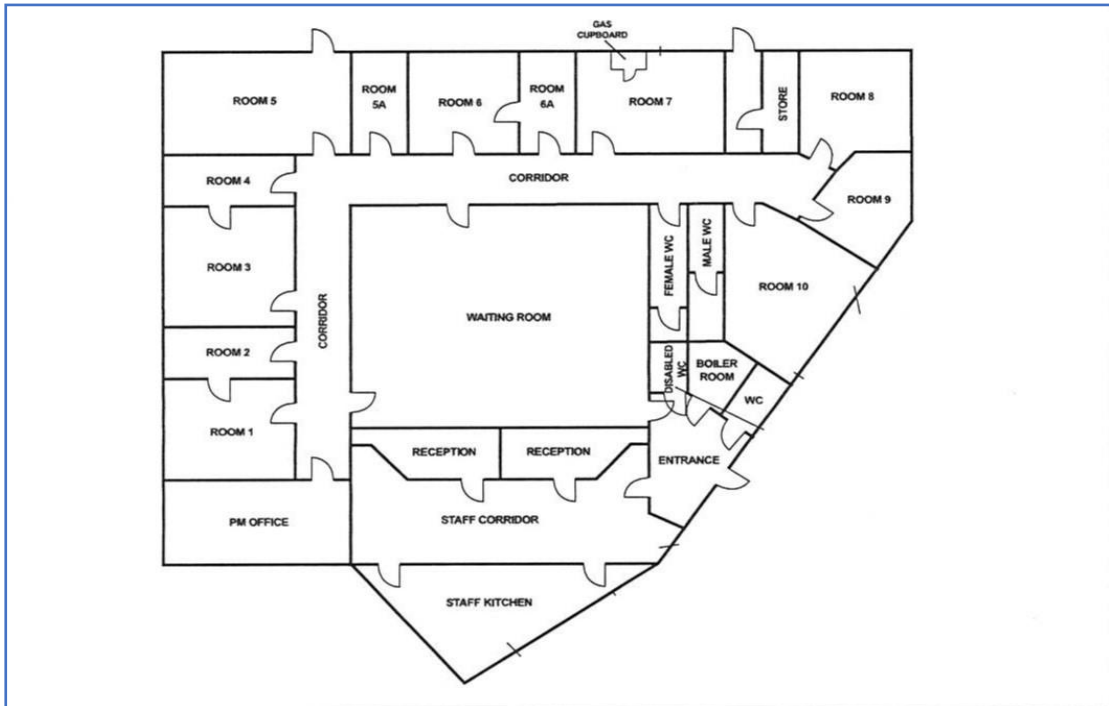
The property has an energy performance operational rating of C (63). A copy of the certificate is available upon request.

## VIEWING

**STRICTLY BY APPOINTMENT WITH SOLE AGENTS TREVOR DAWSON LIMITED OF CAPRICORN HOUSE, CAPRICORN PARK, BLAKEWATER ROAD, BLACKBURN, BB1 5QR.  
OUR REF JBR YM 2603.13724 Email [jason@tdawson.co.uk](mailto:jason@tdawson.co.uk)**



**For identification purposes only – not to scale**



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