

PROPERTY PARTICULARS

MULTI-USE

**TREVOR
DAWSON**

COMMERCIAL PROPERTY CONSULTANTS

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www.tdawson.co.uk

TO LET



BEARDWOOD BANK PRESTON NEW ROAD BLACKBURN BB2 7AA

- Former educational complex suitable for a variety of uses subject to planning.
- Prominent location in attractive suburb of Blackburn.
- Available as a whole or in part.

LOCATION

Lying approximately one and a quarter miles from Blackburn Town Centre to the south, with a frontage to Preston New Road (A677) which connects directly to the M6 five miles to the north-west. Surrounding uses are predominantly residential with the exception of the Beardwood Hospital opposite the complex.

DESCRIPTION

Beardwood Bank is situated on the elevated section of the site to the east. Originally dating back to the 1900s the property has been extended in traditional brick construction with multi-pitch tiled roofs and a single-storey hall and dining room.

Situated over three floors it currently offers modern educational facilities with ancillary accommodation.

Beardwood House is surrounded by tarmac surfaced areas with pedestrianised access to Beardwood Bank and vehicular access off Wycollar rd. The building is of traditional brick construction with a pitched tiled roof and internally retains its original features and layout, adapted for the current use.

290 Preston New Road sits within a self-contained site comprising a single-storey former bungalow on the elevated part of the site. The balance of the site is landscaped and offers parking for approximately ten cars. Internally the layout reflects its current use as a medical centre and is sub divided into treatment rooms.

ACCOMMODATION

The accommodation comprises:

Beardwood Bank

Ground and lower ground floor	8,836 sq. ft.
First/second floor	8,992 sq. ft.
Basement	1,627 sq. ft.

Sub total 19,455 sq. ft.

Beardwood House

Ground floor	2,744 sq. ft.
First floor	2,056 sq. ft.
Basement	1,342 sq. ft.

Sub total 6,142 sq. ft.

290 Preston New Road

Ground floor	2,312 sq. ft.
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Total area 27,909 sq. ft.

SERVICES

All mains services are connected. A gas fired central heating system serves radiators throughout. 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.

PLANNING

The site currently has a D1 classification as a Non-Residential Educational establishment. The site is suitable for a variety of uses and interested parties should verify that their proposed use is acceptable to the local Planning Authority who can be contacted on 01254 585585.

RATING

We are informed by the Valuation Office Agency that the assessments appearing in the Rating List are as follows:

Beardwood Bank

With effect from 1st April 2023 the Rateable Value, will be £69,500.

290 Preston New Road

Rateable Value £7,800.

ENERGY PERFORMANCE CERTIFICATES

Beardwood Bank

Energy Rating D (77) valid until 8.12.29.

Beardwood House

Energy Rating D (71) valid until 8.12.29

290 Preston New Road

Energy Rating D (77) valid until 8.12.24.

The certificates will be made available upon request.

LEASE TERMS

The properties are available by way of a new three year lease on full repairing and insuring terms.

RENTAL

Available as a whole or in part.

Rental details upon application.

SERVICE CHARGE

A service charge may be applicable.

VIEWINGS AND FURTHER INFORMATION

STRICTLY BY APPOINTMENT WITH SOLE AGENTS TREVOR DAWSON LIMITED OF CAPRICORN HOUSE, CAPRICORN PARK, BLAKEWATER ROAD, BLACKBURN, BB1 5QR. OUR REF CEJ LMH 23.02. Email caroline@tdawson.co.uk



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