

Rainbow House, Agnes Street, Blackburn, BB2 2NR



## FOR SALE or TO LET

**Use** - Office, Miscellaneous, Leisure

**Size** - 2,914 Sq ft

**Rent** - £35,000 per annum

**Price** - Offers in excess of £425,000 are sought

- Children's nursery opportunity
- Suitable for alternative use including residential, religious and health, subject to PP
- Well maintained quality detached property
- Built up residential area



COMMERCIAL PROPERTY AGENTS, CHARTERED SURVEYORS AND VALUERS

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## Rainbow House, Agnes Street, Blackburn, BB2 2NR

### Location

The property is situated on Agnes Street in the established residential areas of Griffin/Witton approximately 1 mile from Blackburn Town Centre.

### Description

The property comprises a former residential home known as Galligreaves Hall which was constructed in around 1830 and the converted to a public house in the early 20th Century.

Following the closure of the public house the property was substantially refurbished to provide childcare/nursery accommodation.

It comprises a detached building of stone construction under a pitched slate roof.

Internally there are a number of rooms suitable for childcare together with ancillary kitchen, office and w/c facilities.

The main accommodation is arranged on the ground and first floor and there is a cellar providing additional storage space.

Externally there is a large car park to the side together with a grassed play area to the rear of the property.

### Accommodation

The accommodation is arranged as follows:

<b>Ground Floor</b>	
Toddler Room	464 sq.ft
Nursery Room	353 sq.ft
Pre-School	387 sq.ft
Annexe	90 sq.ft
Conservatory	245 sq.ft
<b>First Floor</b>	
Atrium	136 sq.ft
Room 1	627 sq.ft
Room 2	271 sq.ft
Office	87 sq.ft
Kitchen	254 sq.ft
<b>TOTAL</b>	<b>2,914 sq.ft</b>

In addition to the above there is a cellar providing additional storage accommodation.

### Price

Offers in excess of £425,000 are sought

### Tenure

Understood to be freehold

### Rental

£35,000 per annum

### Lease Terms

The property is available by way of a new lease for a minimum period of 5 years on full repairing and insuring terms.

### Rating

The property has a rateable value of £18,250 with rates payable expected to be in the region of £9,000 per annum.

### EPC

An EPC is available upon request.

### VAT

To be confirmed

### Availability

Property availability available for immediate occupation

### Services

All mains services are available to the property.

### Planning

The property is currently used as a children's nursery although it is understood alternative use would be considered appropriate including residential, leisure, health and religious.

Interested parties are recommended to contact the local planning authority to discuss their proposed uses in greater detail.

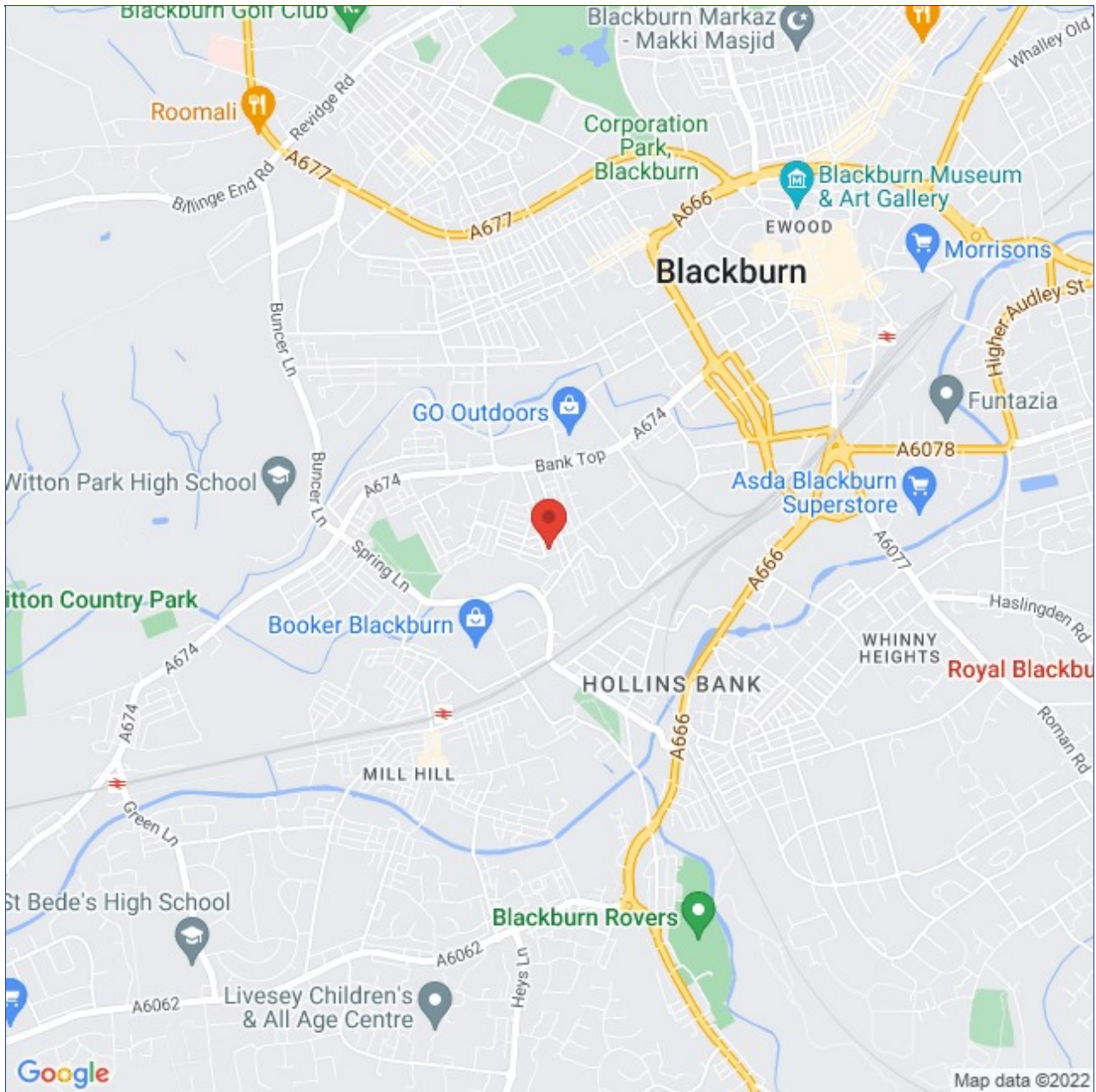
### Viewing

Strictly via agent, Taylor Weaver Limited

Neil Weaver

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