

## TO LET - OFFICES

Church House, Cathedral Close Blackburn BB1 5AA



**Substantial Offices situated within Cathedral Grounds.  
Suitable for various uses including office, education and leisure**

- Located in the heart of Blackburn Cathedral Quarter.
- Located on a secure site.
- Short walk from Blackburn Bus & Train Stations.
- Suitable for a variety of uses subject to planning.
- On site parking available.
- Reception area.
- Secure Fob controlled doors.



## 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 main property is accessed off Darwen Street, which in turn, is accessed off Railway Road and Jubilee Street, there is additional car parking on site (subject to negotiation).

This is a Town Centre location, which is a short walk from Blackburn Train and Bus Stations which in turn, provides links to Manchester City Centre, Blackpool, Preston and beyond.

## DESCRIPTION

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

The main property is arranged over ground and first floors and set beneath a pitched and slated roof covering. 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 has 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. Car parking terms are subject to negotiation. Prices start from £450 per space for over ground car parking and £660 per space for the underground car park on a 12 month contract.

## RENT

£35,000 per annum (Thirty Five Thousand Pounds Per Annum).

## LEASE TERMS

Competitive lease terms available to lease as a whole or in part (subject to negotiation and approval by the client).

## ACCOMMODATION

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

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

## RATES

The subject property currently forms part of the wider Cathedral complex and is presently exempt from Rates. However, if a proposed use for the building is for offices, once tenanted, the property may then be subject to a rating assessment but this will be dependent on the size and extent of the accommodation leased.

## SERVICES

Mains services connected to the property include water, electricity supply and mains drainage.

It is the responsibility of the in going tenant to satisfy themselves that services are in working order and can satisfy their needs.

## VAT

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

## EPC

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 INFORMATION

**MICHAEL HOLDEN COMMERCIAL**

**Suite 13**

**The Enterprise Centre**

**Blackburn**

**BB1 3HQ**

01254 916 455

scott@michaelholdenfrics.co.uk

www.mhcommercial.co.uk



## Floor Plans



EAST ELEVATION



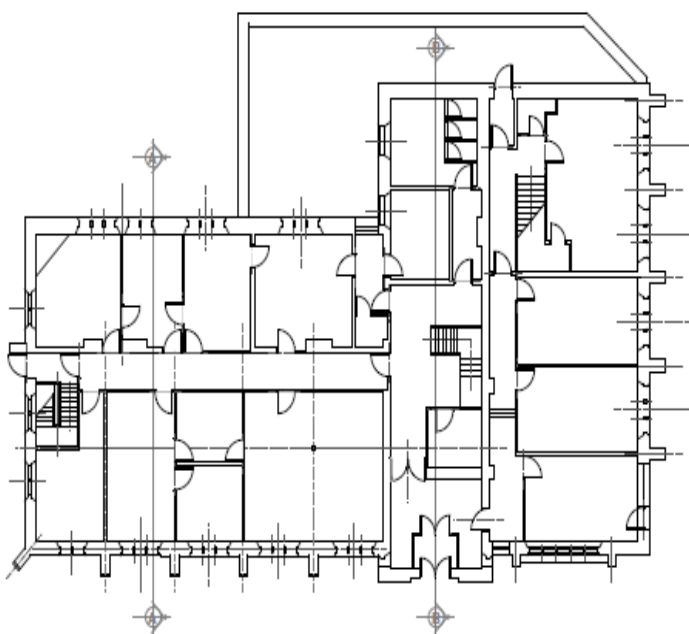
NORTH ELEVATION



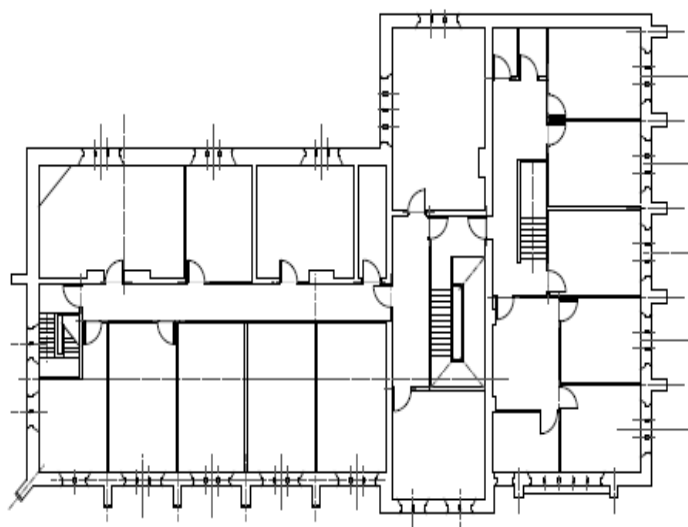
WEST ELEVATION



SOUTH ELEVATION



EXISTING GROUND FLOOR



EXISTING FIRST FLOOR

## Additional Photographs

