

FOR SALE



On behalf of NHS Property Services

FORMER HEALTH CENTRE

537.90m² (5,790 sq ft) - Site Area Approx 0.24 acres

Waterside Health Centre
Infirmary Street
Blackburn
BB2 3SF

- Secure car park with approx. 15 spaces
- Improving area
- Modern building

LOCATION

The property is located on the north east side of Infirmity Street at its junction with Abraham Street in Blackburn, Lancashire. Blackburn Town Centre is approx. 1 mile to the north. Junction 4 of the M65 motorway is approx. 3 miles to the south.

DESCRIPTION

The property comprises a modern health centre of stone construction beneath a pitched tiled roof with a double storey section to the front and single storey section to the rear.

Internally, on the ground floor there is a reception area, several consulting rooms, WCs and an office. On the first floor there are four offices, WCs, kitchen and plant room.

The property benefits from the following:

- Suspended ceilings incorporating a mix of modern spot lighting and fluorescent strip lighting
- Lift access to the first floor
- Air con/heating system
- Perimeter trunking
- Secure fob operated door entry system

ACCOMMODATION

As measured on a gross internal basis in accordance with the RICS Code of Measuring Practice the areas are as follows:

Ground Floor	344.23m ²	
First Floor	193.67m ²	
Total	537.90m ²	(5,790ft ²)

RESTRICTIVE COVENANT

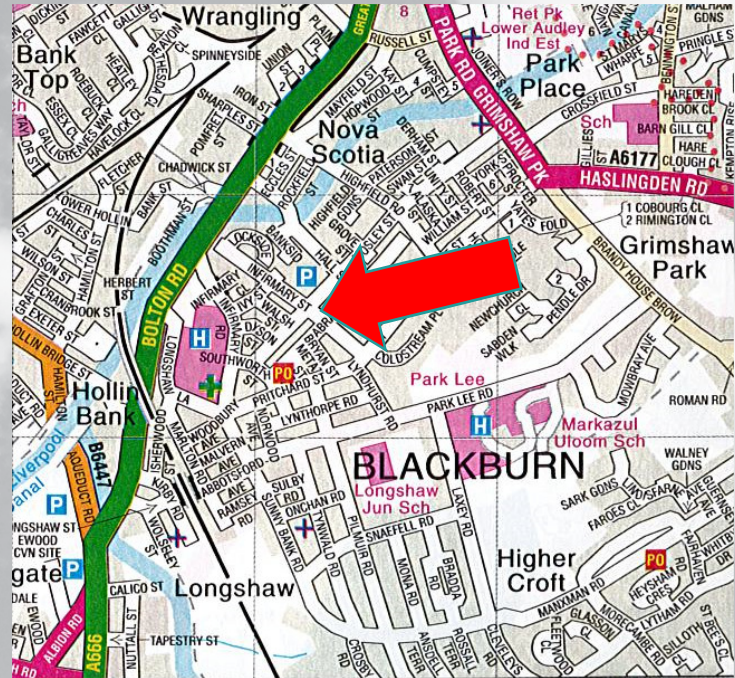
There is currently a restrictive covenant on the title stating the property can only be used for health related purposes. The Local Authority, has however agreed, in principle, to lift the restrictive covenant except for the use of a HMO. This is currently being documented with solicitors.

PURCHASE PRICE

Price on application.

TENURE

Understood to be freehold but interested parties should make the usual formal enquiries.



PLANNING

The property has a current D1 use as a Health Clinic, but may also suit other uses under this user class such as a day care nursery, training centre, place of worship etc.

A pre-application was submitted to the Local Planning Authority for the use of residential. The response from the Local Planning Authority states that there would be a preference for 2/3 bed houses either for sale, shared ownership or affordable rent homes. They would also consider apartments but only if this application provided supporting data for demand in the area.

BUSINESS RATES

Rateable Value £30,750 and the Rates Payable £14,760 pa (2018/19 48p/£).

EPC

A copy of the EPC is available on request.

OVERAGE/CLAWBACK

NHS's standard overage/clawback provision will apply. Further information available on request.

VAT

All figures quoted are exclusive of but may be liable to VAT.

VIEWING

By appointment with the sole agents W T Gunson for the attention of:

Neale Sayle (email: neale.sayle@wtgunson.co.uk)
or **Sam Beckett** (email: sam.beckett@wtgunson.co.uk)

TITLE PLAN



Date of Preparation 6/11/2018