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**FOR
SALE**



FORMER COMMUNITY SERVICES FACILITY/OFFICES

416 m² (4,478 ft²)

**Dearden House
16 Deardengate
Haslingden
BB4 5QJ**

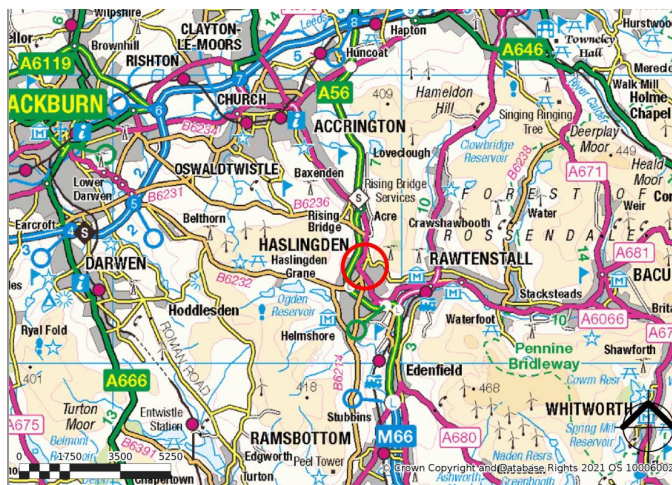
- Substantial attractive premises
- Centrally located and benefiting from pay and display car park immediately to the rear
- Immediately adjacent to retail and local amenities
- Suitable for a range of alternative uses (S.T.P.)

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Location

The property is situated on the corner of Bank Street and Deardengate (B6232) being the main street of Haslingden. It connects with Bury Road/Regent Street less than 150 metres to the north and Blackburn Road (A680) approximately 250 metres to the south. The location is within the northerly part of Haslingden with easy access to the A56 and ultimately the M65 to the north and M66 to the south.

Blackburn lies approximately 8 miles to the north west whilst Manchester is approximately 16 miles to the south.

Description

A substantial end-terraced property being of cut stone construction incorporating a series of arched mullion windows with ornate stone detailing beneath mansard slate roof.

The property offers a mixture of open plan and cellular offices over two floors generally benefiting from suspended ceilings incorporating Category II lighting, gas-fired central heating, double glazed timber windows and IT networking via dado trunking. The premises further benefit from staff amenity areas together with storage.

Externally in addition to street parking there is a pay and display car park immediately to the rear.

Accommodation

We estimate that the net internal floor areas extend to the following:

	M ²	Ft ²
Ground Floor	222	2,390
First Floor	194	2,088
Total	416	4,478

Services

It is understood that all mains services are available and connected to the premises including electricity, gas, water and drainage.

We would advise interested parties make their own separate enquiries in this regard particularly in relation to capacities if redevelopment is proposed.

Rating Assessment

The premises have a Rateable Value of £16,500.

Interested parties are advised to make their own separate enquiries via Rossendale Borough Council rating department (www.rossendale.gov.uk)

Planning

We understand that the premises benefits from planning permission as a community health resource centre (offices) generally falling within Class E (formerly D1) of the Town & Country Planning (Use Classes) (Amendment) (England) Regulations 2020.

Interested parties are advised to make their own separate enquiries of the planning department at Rossendale Borough Council (www.rossendale.gov.uk).

Tenure

Freehold with the benefit of vacant possession.

Asking Price

Offers invited.

Further Information

A range of further information is available upon request including title information, floor plans and an asbestos register.

Energy Performance Certificate

Dearden House 18 Deardengate Haslingden Rossendale BB4 9GJ	Energy rating D
Valid until 6 April 2025	Certificate number 9592-3014-0157-0300-8305

Property type
D1 Non-residential Institutions - Primary Health Care Building

Total floor area
524 square metres

Rules on letting this property
Properties can be let if they have an energy rating from A+ to E.
If a property has an energy rating of F or G, the landlord cannot grant a tenancy to new or existing tenants, unless an exemption has been registered.
From 1 April 2023, landlords will not be allowed to continue letting a non-domestic property on an existing lease if that property has an energy rating of F or G.
You can read guidance for landlords on the regulations and exemptions
https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/824018/Non-domestic_building_energy_efficiency_standards_-_Landlord_guidance.pdf

Energy efficiency rating for this property
This property's current energy rating is D.

Money Laundering

In accordance with Anti Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser. Our client reserves the right not to accept the highest or any offer received.

Overage and Clawback Provisions

Standard NHS overage and clawback provisions apply to this sale with further information available upon request. Consideration may be given to a sale without this condition.

Enquiries

Strictly by appointment with the sole agents:

Eckersley

Telephone: 01772 883388

Contact: Harry Holden/Mark Clarkson

Email: hjh@eckersleyproperty.co.uk/
mac@eckersleyproperty.co.uk