

# Blackburn Former Larkhill Health Centre Mount Pleasant Lancashire BB1 5BJ

- **Virtual Freehold Former Health Centre**
- Possible redevelopment potential subject to obtaining all necessary consents
- Comprises 1,855 sq m (19,967 sq ft) of accommodation on 1.05 acre site

## Vacant Possession

On the Instructions of NHS  
Property Services



### Tenure

Leasehold. Held under the terms of a number of leases each for a term of 999 years from 1807 at a combined ground rent of approximately £120 per annum. Further details in the Special Conditions of Sale.

### Location

Blackburn has a population of some 106,000, and is a major commercial centre situated approximately midway between Burnley and Preston, 21 miles north-west of Manchester. The town is served by the M65 Motorway whilst the A677 links with the M6, 10 miles west of the town centre.

The property is situated a short distance to the north-east of the town centre, adjacent to the A6078 (Barbara Castle Way) close to the junction with the A666 (Lark Hill) in a mixed residential and commercial area.

Occupiers close by include Larkhill Surgery and Pharmacy, the Thwaites Brewery and a Vauxhall dealership.

### Description

The property is arranged on basement, lower ground and ground floors to provide a former Health Centre on a sloping site. The property benefits from a 6 person passenger lift and three surfaced car parks.

The property provides the following accommodation and dimensions:

Basement	69 sq m	(745 sq ft)
Lower Ground Floor	591 sq m	(6,357 sq ft)
Ground Floor	1,195 sq m	(12,865 sq ft)
Total (GIA)	1,855 sq m	(19,967 sq ft)

### Site Area

0.425 Hectares (1.05 Acres)

### Tenancy

The property is to be offered VACANT.

### Planning

The property's present use classification is D1 – non residential institutions. The property has potential change of use or redevelopment potential, subject to obtaining all necessary consents. All enquiries should be referred to the planning department of Blackburn with Darwen Borough Council ([www.blackburn.gov.uk](http://www.blackburn.gov.uk)). Tel: 01254 585960.

### Overage & Clawback

Please note overage and clawback provisions apply to this sale. Please refer to the Special Conditions of Sale.

### Restrictive Covenant

Please note the property is to be sold subject to a restriction on use. Please refer to the Special Conditions of Sale and legal pack.

### VAT

Please refer to the Special Conditions of Sale.

### Documents

The legal pack will be available from the website [www.allso.co.uk](http://www.allso.co.uk)

### Energy Performance Certificate

For EPC Rating please see website.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

**Seller's Solicitor** Bevan Brittan LLP. (Ref: Rob Harrison) Tel: 0117 918 8500 e-mail: [nhspsauctions@bevanbrittan.com](mailto:nhspsauctions@bevanbrittan.com)