

# PROPERTY PARTICULARS OFFICE

**TREVOR  
DAWSON**

COMMERCIAL PROPERTY CONSULTANTS

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[www.tdawson.co.uk](http://www.tdawson.co.uk)

**TO LET**



## FORMER BARCLAYS BANK 8-14 DARWEN STREET BLACKBURN LANCASHIRE BB2 2BZ

- Imposing and prominent town centre three-storey office building.
- Net floor area 12,060 sq. ft. plus basement archive 1,500 sq. ft.
- Five parking spaces overlooking Cathedral grounds and short walk to bus and train interchanges.

## LOCATION

Extremely prominent corner position fronting Darwen Street at its junction with the pedestrianised zone of Church Street. The offices are opposite The Mall Shopping Centre and Blackburn Cathedral grounds. To the rear is the specialist Fleming Square retail development. Close by operators include BBC Radio Lancashire, Lloyds Bank and the Market Hall. The bus and rail stations are both within a couple of minutes' walking distance.

## DESCRIPTION

An imposing three-storey office building which has most recently operated as a Barclays Bank. The building is made up of two parts, with a traditional stone building and a more modern concrete framed structure extension. Internally, the building provides an open plan ground floor banking hall with private offices. The first and second floors provide a mixture of open plan offices, meeting rooms and a staff amenity/break-out area with kitchen and WC facilities. There is a basement with a strong room and archive file storage facilities. Heating is from a ducted gas hot water system supported by air-conditioning units.

## ACCOMMODATION

The net floor areas are as follows:

### Ground Floor

Former banking hall and offices 4,020 sq. ft.

### First Floor

Open plan offices, meeting and consultation rooms 4,020 sq. ft.

### Second Floor

Offices, staff amenity, kitchen and break-out area 4,020 sq. ft.

**TOTAL 12,060 sq. ft.**

**Plus Basement 1,500 sq. ft.**

See floor layout plan.

## EXTERNALLY

Immediately to the rear of the property is a hardcore surfaced parking area for up to five vehicles.

## SERVICES

All mains services are connected to the property. It will be the tenant's responsibility to verify that all appliances, services and systems are in working order, are of adequate capacity and suitable for their purpose.

## RATING

The 2023 Rateable Value is £35,750.

## PLANNING

We understand the premises to fall within Class E (financial and professional services) of the Use Classes Order of the Town and Country Planning Acts. It will be the prospective tenant's responsibility to verify that their intended use is acceptable to Blackburn with Darwen Borough Council Planning Department, who can be contacted on 01254 585585.

## LEASE

Available by way of a new lease on a full repairing and insuring basis for a term of ten years with a rent review on the fifth anniversary.

## RENTAL

**£10.00 PER SQUARE FOOT EXCLUSIVE**

## ENERGY PERFORMANCE CERTIFICATE

The property's energy rating is C (74). A copy of the certificate is available upon request.

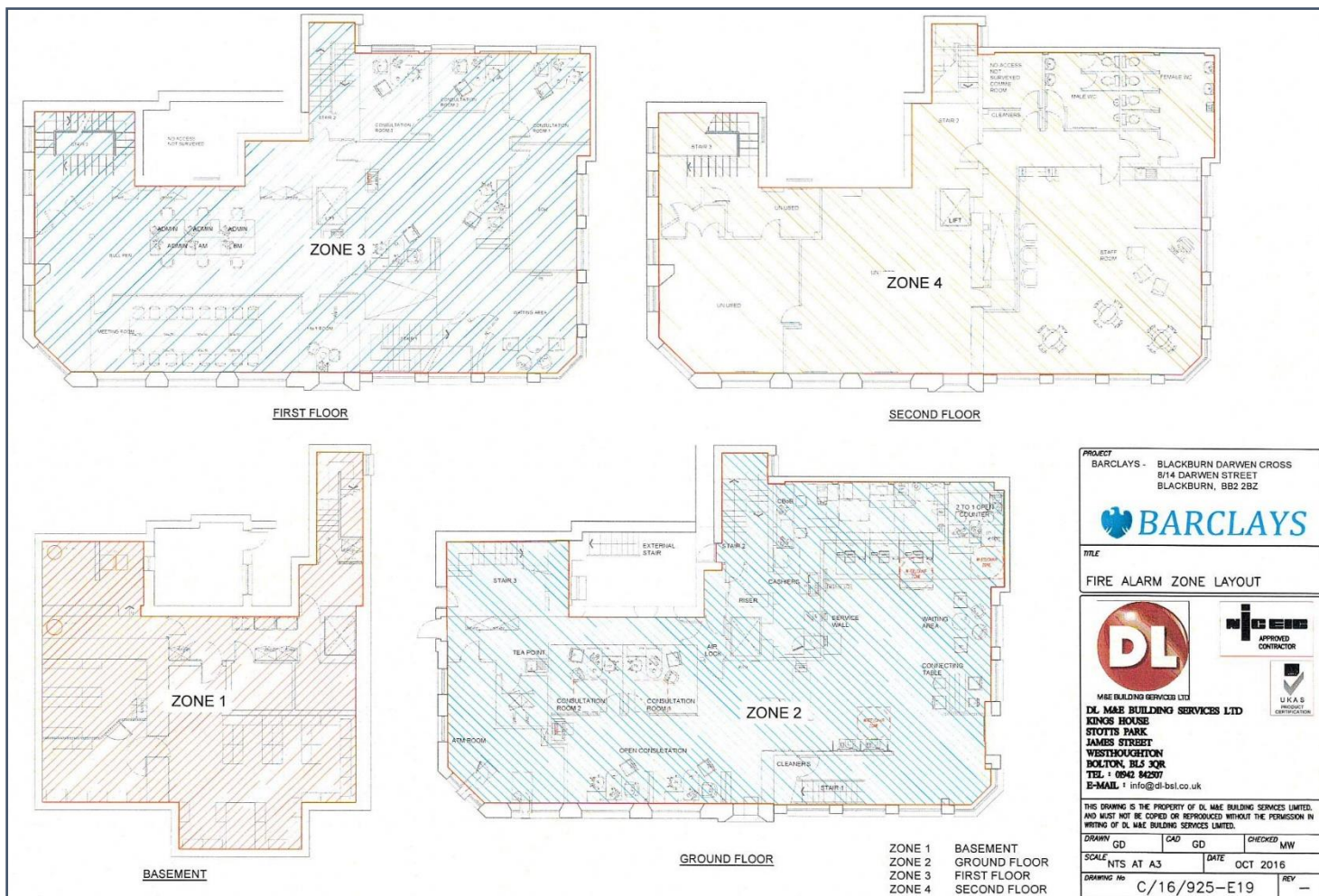
## VIEWING

**STRICTLY BY APPOINTMENT WITH SOLE AGENTS TREVOR DAWSON LIMITED OF CAPRICORN HOUSE, CAPRICORN PARK, BLAKEWATER ROAD, BLACKBURN, BB1 5QR.  
OUR REF JBR YM 2510.13659 Email [jason@tdawson.co.uk](mailto:jason@tdawson.co.uk)**





## Floor Layout Plan



PROJECT BARCLAYS - BLACKBURN DARWEN CROSS 8/14 DARWEN STREET BLACKBURN, BB2 2BZ	
TITLE FIRE ALARM ZONE LAYOUT	
M&E BUILDING SERVICES LTD <b>DL M&amp;E BUILDING SERVICES LTD</b> KINGS HOUSE STOITTS PARK JAMES STREET WESTHOUGHTON BOLTON, BL5 3QR TEL: + 0542 842007 E-MAIL: info@dl-bst.co.uk	
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DRAWN GD	CAD GD
SCALE NTS AT A3	CHECKED MW
DATE OCT 2016	REV -
DRAWING NO C/16/925-E19	

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