

lot 42

Former Montague Health Centre, Oakenhurst Road
Blackburn, Lancashire BB2 1PP

To be offered
with Vacant
Possession
upon
completion

Freehold Former Health Centre with
Development Potential
(Subject to Consents)

- D1 Use Class former NHS Health Centre
- Change of use and Residential Development Potential (subject to consents)

- Town Centre location within a predominantly residential area close to mixed retail and educational premises
- Approximate site area 0.38 hectares (0.95 acres)
- Six Week Completion



On Behalf of NHS
Property Services



Car park to side



Location

Miles: 26 miles east of Blackpool
34 miles north of Manchester
57 miles west of Leeds
Roads: A6078, M65
Rail: Blackburn Station
Air: Manchester Airport (29 miles)

Situation

The property has a substantial frontage to Oakenhurst Road and lies within close proximity to the town centre and Blackburn College. It is situated in a predominantly residential area with mixed retail and educational uses in the surrounding area.

Description

The property comprises a former NHS health centre which provided ground and first floor consultation rooms, offices and ancillary accommodation. The property also benefits from on-site car parking to the rear.
Approximate site area 0.38 hectares (0.95 acres).

Planning

The property has D1 Use Classification – non residential institutions, but it may have the potential for conversion to alternate use or for residential redevelopment – all subject to the necessary consents.
For planning enquiries please contact Blackburn with Darwen Borough Council.
www.blackburn.gov.uk.
Tel: +44 (0)1254 585 960.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Viewings

There will be block viewings for this property. Interested parties must register their details with the Auctioneers and provide identification on site.

Tenancy and accommodation

Floor	Use	Areas (Approx)	
Ground	Health Centre	1,209.5 sq m	(13,020 sq ft)
First	Health Centre	968 sq m	(10,420 sq ft)
Total		2,177.5 sq m	(23,440 sq ft)

For further details please contact:
Sandy Hamilton
Tel: +44 (0)20 7034 4861.
Email: sandy.hamilton@acuitus.co.uk
Gwen Thomas
Tel: +44 (0)20 7034 4857.
Email: gwen.thomas@acuitus.co.uk
www.acuitus.co.uk

Associate Auctioneers:
Jones Lang LaSalle



Solicitors:
Bevan Brittan LLP
Kings Orchard, 1 Queen Street, Bristol BS2 0HQ.
Tel: +44 (0)870 194 3078.
Email: nhpsauctions@bevanbrittan.com
Ref: Catherine Lee.