

# Madison Commercial

Commercial Property Consultants

## SALE OR LET

FORMER CLINIC SUITABLE FOR  
ALTERNATIVE USES

HIGH ST, RISHTON, BLACKBURN BB1 4LA

1,625 ft<sup>2</sup> (151 m<sup>2</sup>)



**Situation:**

Situated in the centre of Rishton, adjoining the town's library and close to a range of retail outlets. The property fronts the A678 Blackburn to Burnley road, close to the junction with Commercial St. To the rear of the property is a public car park accessed via School St (free for 2 hours).

Rishton lies approximately 4 miles north-east of Blackburn town centre and 4 miles from Accrington.

**Tel: 0161 877 1660**

**Description:**

Single-storey former clinic, providing approximately 1,625 sq ft (151 sq m).

Brick-built beneath a pitched tiled roof. The property provides a series of office / consultation rooms with ancillary WC and amenity facilities. Fitted with double-glazed windows, security shutters, gas-fired central heating (not tested) and carpet / vinyl flooring.

Public car parking is available to the rear.

**Terms:**

Offered for sale at £139,950, subject to contract. Held long leasehold for a term of 250 years from January 1995 at a peppercorn rent. Alternatively, available by way of a new full repairing and insuring lease of negotiable length (minimum 3 years) at £13,000 pa, exclusive of rates and VAT.

**Rates:**

The property is assessed at a Rateable Value of £8,400, producing payable rates of £4,192 for 2024/25, although qualifying parties will be eligible for Small Business Rate Relief. Please verify all figures and check your entitlement with Hyndburn Council.

Total Floor Area	1,625 ft2 (151 m2)
Rates	GBP 4,192 p/a
Rental	GBP 13,000 p/a

**Viewing:**

By appointment with Madison Commercial on 0161-877-1660. Email [martin@madisoncommercial.co.uk](mailto:martin@madisoncommercial.co.uk) or our joint agents - Taylor Weaver (Rebecca Weaver) 01254 699030.

**Property Misdescription Act 1991 / Misrepresentation Act 1967.**

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