



Veterinary Surgery & Offices Premises
40 King Street, Blackburn BB2 2DH

Freehold Investment business not affected

FOR SALE

 **SHP VALUERS**
RESIDENTIAL FARM COMMERCIAL

Asking Price £395,000

Veterinary Surgery & Offices Premises

40 King Street, Blackburn BB2 2DH

A freehold investment of a commercial premises currently occupied by Town & Country Veterinary Group under the terms of a current 10 year lease from 23 November 2025. The passing rent is £30,000 per annum.

A modern veterinary practice premises within a listed building which was renovated in circa 2002/2003 constructed of brick wall elevations under pitch slate roof plus single storey extension to rear, located in Blackburn town centre occupied as a veterinary surgery and offices for many years.

The premises extends to approximately 280 sq.m (3,015 sq.ft) gross internal floor area over four floors plus basement and briefly affords the following accommodation;

GROUND FLOOR

Reception/waiting area 5.78 m x 3.0 m plus 3.75 m x 2.12 m Suspended ceiling, double glazed windows to front

Stores Room 2.27 m x 1.87 m +1.78 m x 2.63 m

Consulting Room 2.61 m x 2.26 m with wash hand basin

Inner Corridor 3.20 m x 1.95 m +3.54 m x 1.01 m stairs to basement and stairs to first floor

Toilet 1.74 m x 1.11 m Comprising low flush WC, Wash hand basin

Consulting Room to 2.6 m x 2.25 m with wash hand basin

Consulting Room 33.02 m x 2.25 m Fitted base units, laminate worktops, inset single drainer stainless steel sink, leading through to;

Stores Area 2.88 m x 1.84 m Fitted base units with laminate worktop, Velux rooflight

Operating Room 3.28 m x 2.87 m Velux rooflight, part tiled walls

Kennels Room 3.09 m x 2.39 m Wall mounted Combl boiler, fire door exit

Utility Room 2.71 m x 1.66 m Fitted base units with laminate worktop inset single drainer stainless steel sink, fire door exit

BASEMENT

Corridor 4.50 m x 1.72 m stairwell and open understands storage, tiled floor

Basement room 1. 5.64 m x 4.72 m

Basement room 2. 4.12 m x 3.73 m

FIRST FLOOR

Stairwell 4.44 m x 1.87 m

Hallway 2.95 m x 1.07 m with fitted shelving

Staff Room 4.28 m x 3.75 m

Fitted base units, Laminate worktop with inset single drainer stainless steel sink, 2x separate WC's comprising low flush WC and wash hand basin

Office 3.89 m x 3.7 m +1.2 m x 2.7 m

Office 3.71 m x 1.84 m

SECOND FLOOR

Hallway 2.09 m x 1.15 m

Office 4.95 m x 5.81 m

Stores Room 2.06 m x 2.05 m

Laboratory 3.78 m x 2.1 m Fitted with base units, laminate worktops single drainer stainless steel sink, Wall mounted gas boiler

THIRD FLOOR

Bedsit Staff Accommodation 6.86 m x 5.75 m

Comprising kitchenette with fitted drawers and laminate worktop, inset four ring electric hob, Single drainer stainless steel sink, electric oven, 3x Velux rooflights, separate ensuite comprises shower cubicle, low flush WC and wash hand basin

OUTSIDE

Private car parking to rear of premises. The property adjoins King Street pay and display car park.

GENERAL PROPERTY COMMENTARY

Tenure

The property is understood to be held freehold in title LA440298

Tenancies

We are verbally advised that the premises is occupied by Independent Vetcare Limited trading as Town & Country Veterinary Group under the terms of a full repairing and insuring lease for 10 years from 23 November 2025 at a rent of £30,000 per annum.

Rent payable monthly in advance plus annual insurance rent. Full repairing lease.

The lease is not contracted out of the Landlord and Tenant Act 1954 sections.24-28

Permitted use under the lease - Veterinary surgery or hospital or associated activity.

Non-domestic business rates

Blackburn with Darwen Council Rateable Value £10,500 as from 1 April 2026

Services

We are verbally advised that mains water, electricity, gas are connected. Connection to the public sewers.

Rights of Way, Easements, Wayleaves etc

We have not been made aware of any rights of way which may otherwise affect the premises.

Planning

We make the assumption that the premises conforms to its current planning use as a veterinary practice.

Non-Domestic Energy Performance Certificate (EPC)

The subject premises has an existing EPC assessment valid until 11 February 2036 with an energy performance asset rating of 73 'Band 'C'.

<https://find-energy-certificate.service.gov.uk/energy-certificate/5608-8773-9685-7092-0565>

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Viewing

The premises is occupied therefore viewings are by strict appointment with the selling agent.

Contact adamp@shpvaluers.co.uk

Directions: What3Words spare.cotton.deck

These details do not form any part of a binding contract of sale of the property and are produced subject to contract.

The vendor is not required to accept the highest or any offer made and may withdraw the property from sale.

Consumer Protection from Unfair Trading Regulations 2008 & Business Protection from Misleading Marketing Regulations 2008

SHP VALUERS Ltd for themselves and for vendors of this property who are agents on behalf of give notice that:

- (i) the particulars are set out as guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract;
- (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given as a fair representation of the property at the time of first marketing the property, whilst interested parties must satisfy themselves by making a full inspection of the property;
- (iii) no person in the employment of SHP VALUERS Ltd has any authority to make or give any representation or warranty whatever in relation to this property







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SERVICES: We cannot confirm that services and heating appliances are in full working order and the property is to be sold on this basis. Intending purchasers are advised to have these installations checked prior to exchange of contracts. **CONDITIONS:** These particulars are issued on the following understanding. 1) That appointments to view and all negotiations with regard to any interest in the property will be conducted solely through Smith Hodgkinson Pickervance. 2) That the contents will not be transmitted to other persons without the agreement of Smith Hodgkinson Pickervance. 3) In accordance with the terms of Misrepresentation Act 1967, Smith Hodgkinson Pickervance acting as Agent's for themselves and for the vendors or lessors of the property further give notice that these particulars do not constitute any part of an offer or contract. 4) All statements contained in these particulars as to this property are made without responsibility on the part of Smith Hodgkinson Pickervance or the vendors or lessors. 5) None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. 6) Any intending purchasers or lessees must satisfy themselves by inspection or otherwise, as to the correctness of each of the statements contained in these particulars. 7) The vendors or lessors do not make or give, and neither Smith Hodgkinson Pickervance nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.