



RETAIL AND RESIDENTIAL INVESTMENT OPPORTUNITY

For Sale

279 Whalley Road
Clayton le Moors
Accrington
BB5 5QU

2,223.91Sq.ft (206.61sq.m)

Property Information

- Prominent Main Road location
- Large shop with flat
- Roller Shutter Security
- Gross income of £10,200 per annum

LOCATION

The property is situated on Whalley Road (A680) being in close proximity to the junction at King Street in a mixed residential and commercial area of Clayton Le Moors. The building occupies a mid-terrace position fronting the busy main road, offering easy access to the national motorway network via Junction 7 of the M65 which lies within half a mile of the subject premises

DESCRIPTION

The premises comprises a mid-terrace three storey property of stone construction with a rendered front elevation and a pitched slate roof. Internally the accommodation benefits from spacious ground floor retail area with storage to the rear and the lower ground floor. The upper floors comprise a modern two bedroomed flat with open plan living room/dining room and kitchen. The property also offers roller shutter security to the front and rear and one parking space to the rear of the property accessed from Pickup Street.

ACCOMMODATION

Ground Floor

Sales: 328.71 sq.ft (30.54 sq.m)
Rear stores: 188.59 sq.ft (17.52 sq.m)
Extension: 221.58 sq.ft (20.59 sq.m)

Lower Ground Floor

Room 2: 229.35 sq.ft (21.31 sq.m)
Room 3: 221.62 sq.ft (20.59 sq.m)

First Floor

Living room/dining room
With kitchen
Bathroom
Bedroom 2

Total first floor: 517.03 sq.ft (40.06 sq.m)

Second Floor

Bedroom 1: 517.03 sq.ft (40.06 sq.m)

Net internal floor area: 2,223.91sq.ft (206.61sq.m)

PRICE

£140,000 (One hundred and forty thousand pounds)

SERVICES RESPONSIBILITY

Prospective Purchasers should make their own enquiries to the relevant authorities as to the suitability, capacity and exact location of the services.

BUSINESS RATES

We are informed by the Valuation Office Agency website that the property has a Rateable Value of £2,950 (2017/18). The Flat is Council Tax Band A.

TENANCY

- 1) The flat is let on an Assured Shorthold Tenancy Agreement at £4,800 p.a
- 2) 2) The shop is let by way of a 5 year full repairing and insuring lease from the 19th January 2018 at £5,400 p.a.

EPC

An Energy Performance Certificate is available upon request.

LEGAL COSTS

Each party is to be responsible for their own legal costs.

VAT

All prices quoted are exclusive of, but may be subject to VAT at the prevailing rate.

VIEWING

Petty Chartered Surveyors
Imperial Chambers, Manchester Road
Burnley, BB11 1HH

Tel. 01282 456677

commercial@petty.co.uk

www.pettycommercial.co.uk

