



LARGE RETAIL PREMISES

TO LET/FOR SALE

41 Blackburn Road
Accrington
Lancashire
BB5 1HF

Size: 173.83 Sq.m (1,871.05 sq.ft)

- **Open plan retail accommodation with storage**
- **Town centre location**
- **May suit alternate uses subject to Planning**

LOCATION

The property occupies a mid parade position on Blackburn Road close to its junction with Church Street in the heart of Accrington town centre. The property is prominently positioned on Blackburn Road, a popular commercial parade benefiting from a good level of passing trade. Other occupants in the immediate vicinity include J D Wetherspoons, Nat West, Halifax and a number of other professional practices and local businesses.

DESCRIPTION

A mid parade premises of traditional stone construction beneath a pitched slate roof. The property comprises an open plan sales area to the ground floor together with further storage, kitchenette and WC facilities to the first floor. In addition, substantial storage facilities are available to the basement. The property is in need of refurbishment however would lend itself to a variety of retail or office uses.

ACCOMMODATION

Ground Floor

Sales area 74.78 sq.m (804.92 sq.ft)

First Floor

Open plan store room

Kitchenette

2 store rooms

Ladies & Gents WC's 99.05 sq.m (1,066.13 sq.ft)

Basement

GIA 173.83 sq.m (1,871.05 sq.ft)

SERVICES

The property has the benefit of all mains services.

SERVICES RESPONSIBILITY

It is the prospective Purchaser's/Tenant's responsibility to verify that all appliances, services and systems are in working order, and are of adequate capacity and suitable for their purpose.

PLANNING

It is the prospective Purchaser's/Tenant's responsibility to verify that their intended use is acceptable to the local planning authority.

BUSINESS RATES

We are informed by the Valuation Office Agency Website that the property has a Rateable Value of £6,000 per annum (2018/19).

PRICE

£85,000 (Eighty five thousand pounds).

RENT

£8,500 per annum. (Eight thousand five hundred pounds).

TERMS

The property is available by way of a new lease for a term to be agreed on a full repairing and insuring basis.

LEGAL COSTS

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

EPC

An Energy Performance Certificate is available upon request.

VAT

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

VIEWING

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