



TOWN CENTRE RETAIL PREMISES WITH STORAGE AND OFFICE FACILITIES

TO LET

47 Blackburn Road
Accrington
Lancashire
BB5 1JJ

Size: 181.42 sq.m (1,952.8 sq.ft)

- Attractive stone built four storey retail premises.
- Prominent town centre location.
- Further office and storage accommodation available on upper floors.

LOCATION

The property occupies a mid parade location on Blackburn Road close to its junction with Church Street. The property is prominently positioned on Blackburn Road a popular commercial parade benefiting from a good level of passing trade. Other occupants in the nearby vicinity include Accrington Town Hall, JD Whetherspoons, and a variety of professional users and independent retailers.

DESCRIPTION

A mid-parade retail premises of stone construction beneath a pitched slate roof. To the ground floor, the property comprises an open plan sales area, leading to a basement storeroom with a WC. The first floor comprises two offices, with the second floor comprising a kitchen, additional WC and two storerooms. An additional two storerooms are located on the third floor.

Benefiting from a full height glazed display window, the property offers excellent frontage onto Blackburn Road and would lend itself to a variety of retail, office and professional users.

ACCOMMODATION

Ground floor

Sales area	42.39 sq.m	456.28 sq.ft
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First floor

Office 1	29.03 sq.m	312.47 sq.ft
Office 2	14.89 sq.m	162.27 sq.ft

Second floor

Kitchen	3.51 sq.m	37.78 sq.ft
WC	2.16 sq.m	23.25 sq.ft
Hallway	5.09 sq.m	54.78 sq.ft
Storeroom 1	5.78 sq.m	62.21 sq.ft
Office 3	24.18 sq.m	260.27 sq.ft

Third floor

Storeroom 1	28.08 sq.m	302.25 sq.ft
Storeroom 2	7.21 sq.m	77.6 sq.ft

GIA **181.42 sq.m 1,952.8 sq.ft**

SERVICES

The property has the benefit of mains electricity and water.

SERVICES RESPONSIBILITY

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

BUSINESS RATES

To be assessed.

RENT

£10,800 per annum (ten thousand eight hundred pounds).

TERMS

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

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 may be exclusive of but may be subject to VAT at the prevailing rate.

VIEWING

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