



Town centre office / residential conversion opportunity.

FOR SALE BY AUCTION

**7 STANLEY STREET
ACCRINGTON
LANCASHIRE
BB5 6PR**

612.36 Sq Ft (56.89 Sq M)

- Prominent roadside location with good visibility from Eastgate (A680)
- Last occupied for office use, however would suit residential conversion subject to planning.
- Conveniently located close to local amenities including Accrington Arndale Centre, Eastgate Retail Park, various supermarkets and a variety of independent retailers.
- On street parking available.

Location

The property is situated on Stanley Street close to its junction with Abbey Street, which is one of the main arterial routes leading into Accrington town centre.

Occupying a mid parade position on Stanley Street, the property is highly visible from Eastgate (A680), a busy main road benefiting from a high level of passing traffic. Eastgate Retail Park is also directly opposite, with occupiers including Pets at Home, Home Bargains and Iceland. The property is within walking distance from the town centre and close to a number of independent retailers, solicitors and estate agents.

Description

A mid terraced property of traditional stone construction beneath a pitched slate roof. Internally to the ground floor, the property comprises a front office, store room and kitchen. The first floor comprises a storeroom and bathroom.

Last occupied as an office for a Fire and Security Solutions company, the property would suit a variety of uses including office, hair and beauty, barbers or retail use and may suit conversion into a one bedroomed dwelling subject to the appropriate planning consent.

Accommodation

Ground Floor

Office 20.4 sq.m (219.54 sq.ft)

Kitchen 5.69 sq.m (61.24 sq.ft)

Store room 2.55 sq.m (27.44 sq.ft)

First Floor

Store room 1 19.23 sq.m (207 sq.ft)

Store room 2 2.39 sq.m (25.72 sq.ft)

Bathroom 6.63 sq.m (71.63 sq.ft)

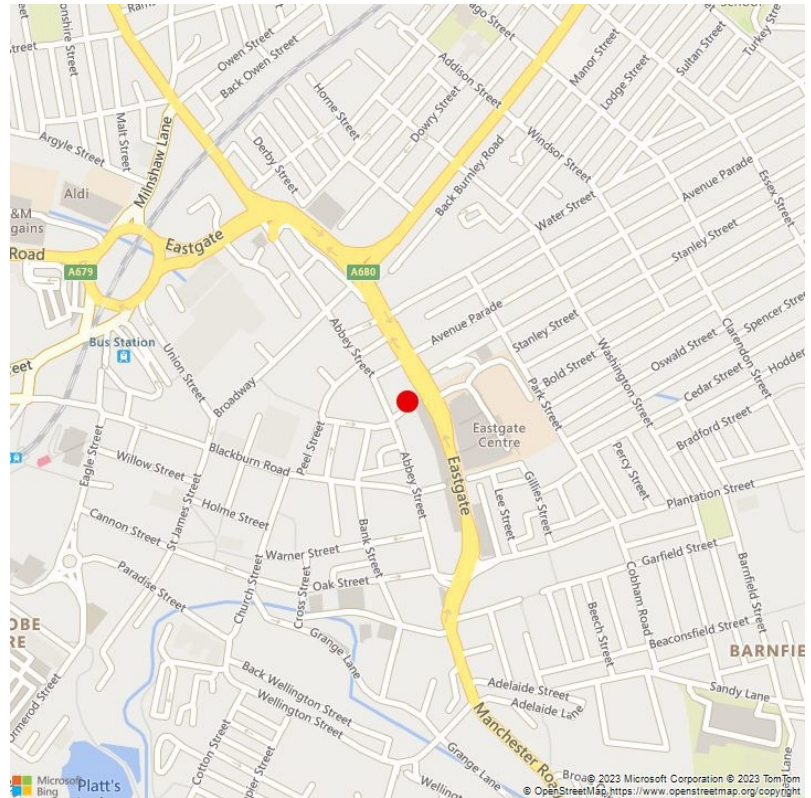
GIA 56.89 sq.m (612.36 sq.ft)

Services

The property has the benefit of all mains services including gas fired central heating.

Services Responsibility

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

Price

For sale by the Modern Method of Auction: Starting bid of £45,000

This property is for sale by the Lancashire Property Auction powered by "iam-sold".

Business Rates

We are informed by the Valuation Office Agency Website that property has a Rateable Value of £2325 per annum (2023/24).

If occupied for commercial use the purchaser is likely to benefit from Small Business Rates Relief and should contact Hyndburn Borough Council to confirm on 01254 38811.

AUCTIONEERS COMMENTS

This property is for sale by the Modern Method of Auction which is not to be confused with traditional Auction. The Modern Method of Auction is a flexible buyer friendly method of purchase. We do not require the purchaser to exchange contracts immediately, but grant 28 days to achieve exchange of contracts from the date that the buyer's solicitors is in receipt of the draft contracts and a further 28 days thereafter to complete.

Upon close of a successful auction or if the vendor accepts an offer during the auction, the buyer will be required to put down a non-refundable reservation fee of 4.5 % including VAT subject to a minimum of £6,600 Including VAT which secures the transaction and takes the property off the market. The buyer will be required to sign an Acknowledgement of Reservation form to confirm acceptance of terms prior to solicitors being instructed. Copies of the reservation form and all terms and conditions can be found in the legal pack which can be downloaded for free from www.agentauctionpage.co.uk.

Please note that the property is subject to an undisclosed reserve price which is generally no more than 10% in excess of the starting bid. Both the starting bid and reserve price can be subject to change. Terms and Conditions apply to the Modern Method of Auction, which is operated by the Lancashire Property Auction powered by "iam-sold".

TO VIEW OR MAKE A BID - contact Katy Wilson on 0161 300 7100 or visit www.iam-sold.co.uk

Additional Information

EPC

An Energy Performance Certificate is available upon request.

Legal Costs

Each party is responsible for their own legal costs.

VAT

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

Viewings

Petty Commercial
The Old Red Lion,
Manchester Road,
Burnley,
BB11 1HH

DISCLAIMER

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

