



Part Refurbished Properties With Development Opportunity

FOR SALE

**25-31 BANK STREET
ACCRINGTON
LANCASHIRE
BB5 1HP**

4,684 Sq Ft (435.14 Sq M)

- Sale includes two virtually completed apartments together with a third nearing completion.
- Vacant partially refurbished retail accommodation.
- Some of the building require upgrading and refurbishment.
- Residential development opportunity to the rear subject to planning.

Location

The properties are situated just off Blackburn Road and Warner Street within Accrington town centre. This particular block is predominantly retail and other users within the close proximity include Estate Agents, General Retail, Licenced and café premises.

Description

The properties are in varying degrees of condition / conversion. Number 25 comprises on the ground floor of a self contained flat that is in the process of being completed. It will comprise of a hall, lounge, dining room, kitchen, bedroom and bathroom. The dining room could be a second bedroom. To the front of the property there is a self contained retail outlet with a sales area, kitchen and WC. This area requires plastering and floor finish.

The first floor which is accessed from the side comprises of two self contained apartments which are virtually finished, each comprise of a lounge, fitted kitchen, bedroom with fitted furniture and bathroom.

Number 27 is a former private residence which has not been occupied approximately 50 years offering two rooms on the ground floor and two rooms on the first floor.

Numbers 29 and 31 comprise a former ground floor retail unit with first floor storage facilities. The accommodation is in poor condition and in need of complete refurbishment. To the rear of the site is vacant land which has previously benefitted from planning permission for residential development of four one bedroomed dwellings. Access would necessitate the demolition of the gable wall, reducing of the size of the accommodation and re-building.

Number 25, 27 and 29 have had the benefit of a new roof and some new windows. The accommodation that has been enhanced has new plumbing, wiring, and water facilities.

NUMBER 25

GROUND FLOOR

REAR FLAT (under construction)

Lounge / Kitchen 29.97 sq.m 322 sq.ft

Bedroom 1 13.82 sq.m 148 sq.ft

Bedroom 2 11.62 sq.m 125 sq.ft

Bathroom

FIRST FLOOR

FLAT 1 (Facing Bank Street)

Lounge 18.35 sq.m 197 sq.ft

Fitted Kitchen 12.12 sq.m 130 sq.ft

Utility Room 3.97 sq.m 42 sq.ft

Bedroom & Shower Room 9.07 sq.m 97 sq.ft

FLAT 2 (Rear)

Living kitchen 18.30 sq.m 196 sq.ft

Bedroom 8.64 sq.m 93 sq.ft

Shower Room 4.19 sq.m 45 sq.ft

GROUND FLOOR SHOP 40.84 sq.m 439 sq.ft

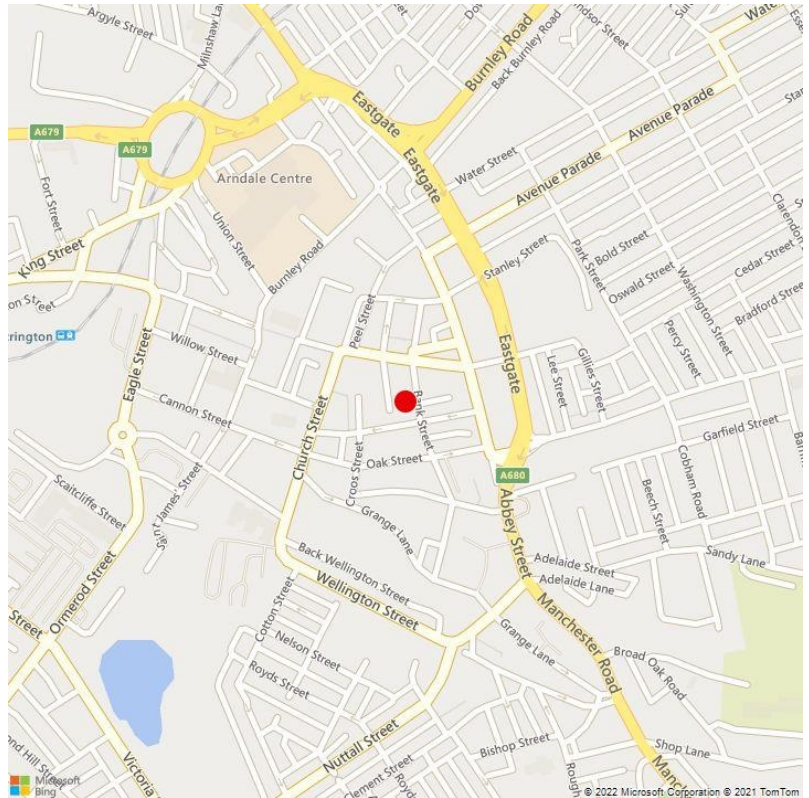
Rear Kitchen/WC/Store 0.65 sq.m 114 sq.ft

NUMBER 27

GROUND FLOOR

Room 1 17.29 sq.m 186 sq.ft

Room 2 11.00 sq.m 119 sq.ft



Price

On application

Services

Mains services are available to number 25 but are not connected. There is one water supply that feeds the shop and four individual supplies will need to be provided. The trench has been dug.

Electricity, there is one supply to the shop, this will need to be separated and metered.

Gas, there is a gas supply into the shop which will need to be metered for the first floor, front flat. A new supply will need to be provided for the rear apartment.

Services Responsibility

Interested parties must satisfy themselves as to the location and capacity of the services.

Tenure

The majority of the property is freehold, although there is a ground rent payable of approximately £12 per annum to part. There is a right of way to the side of 25 Bank Street allowing access to the properties to the rear.

Additional Information

Legal Costs

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

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.

