

Accrington - 21 Union Street, Lancashire BB5 1PL
Retail Premises to Rent



BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT



Accrington - 21 Union Street, Lancashire BB5 1PL

Retail Premises to Rent



Property Features:

- Comprises large retail premises arranged over ground and first floor
- Ground floor benefits from air conditioning, suspended ceiling with fluorescent tube lighting and tile floor
- Property benefits from service access at rear
- VAT is applicable to this property
- Total area size 704 sq m (7,576 sq ft)
- Flexible terms to fit your needs
- Available immediately on a new lease with terms to be agreed by negotiation
- Town centre location close to Arndale Shopping Centre and Accrington bus station
- Occupiers close by include Subway, Santander, Coral, Boots Pharmacy, EE, Ladbroke's and Poundland, amongst many more.



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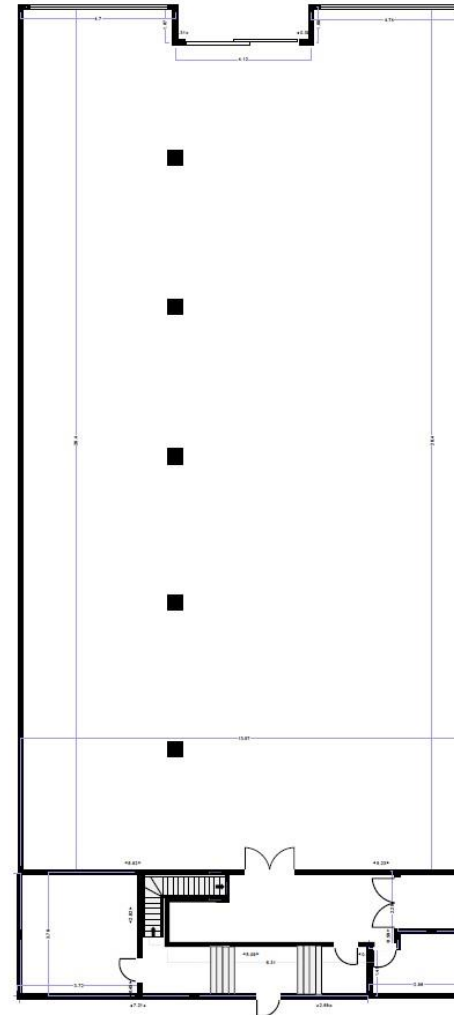
Property Description:

Comprises large retail premises arranged over ground and first floor. The property benefits from a rear loading bay on Crawshaw Street and provides the following accommodation and dimensions:

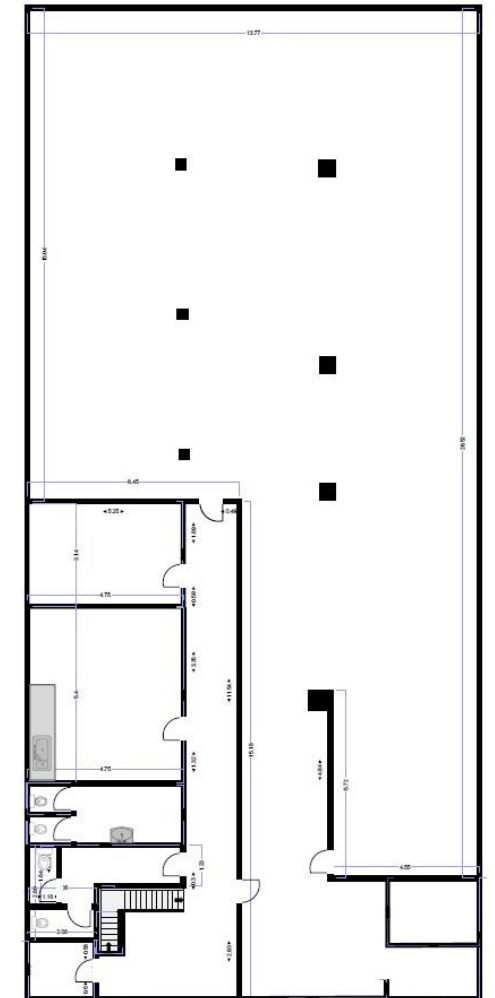
Ground Floor: 356 sq m (3,831 sq ft)
Open plan retail, Storage

First Floor: 348 sq m (3,745 sq ft)
Staff and Meeting Rooms, Office, Storage, WC

Total NIA: 704 sq m (7,576 sq ft)



Existing Ground Floor



Existing First Floor

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Terms:

Available on a new lease with terms to be agreed by negotiation

Rent: £961.54 per week (PCM: £4,166.66)

Deposit: £12,500 (3 Months)

Rateable Value:

Rateable Value - £38,250 per annum

Rates Payable - £19,500 per annum

EPC:

Certificate and further details available on request.



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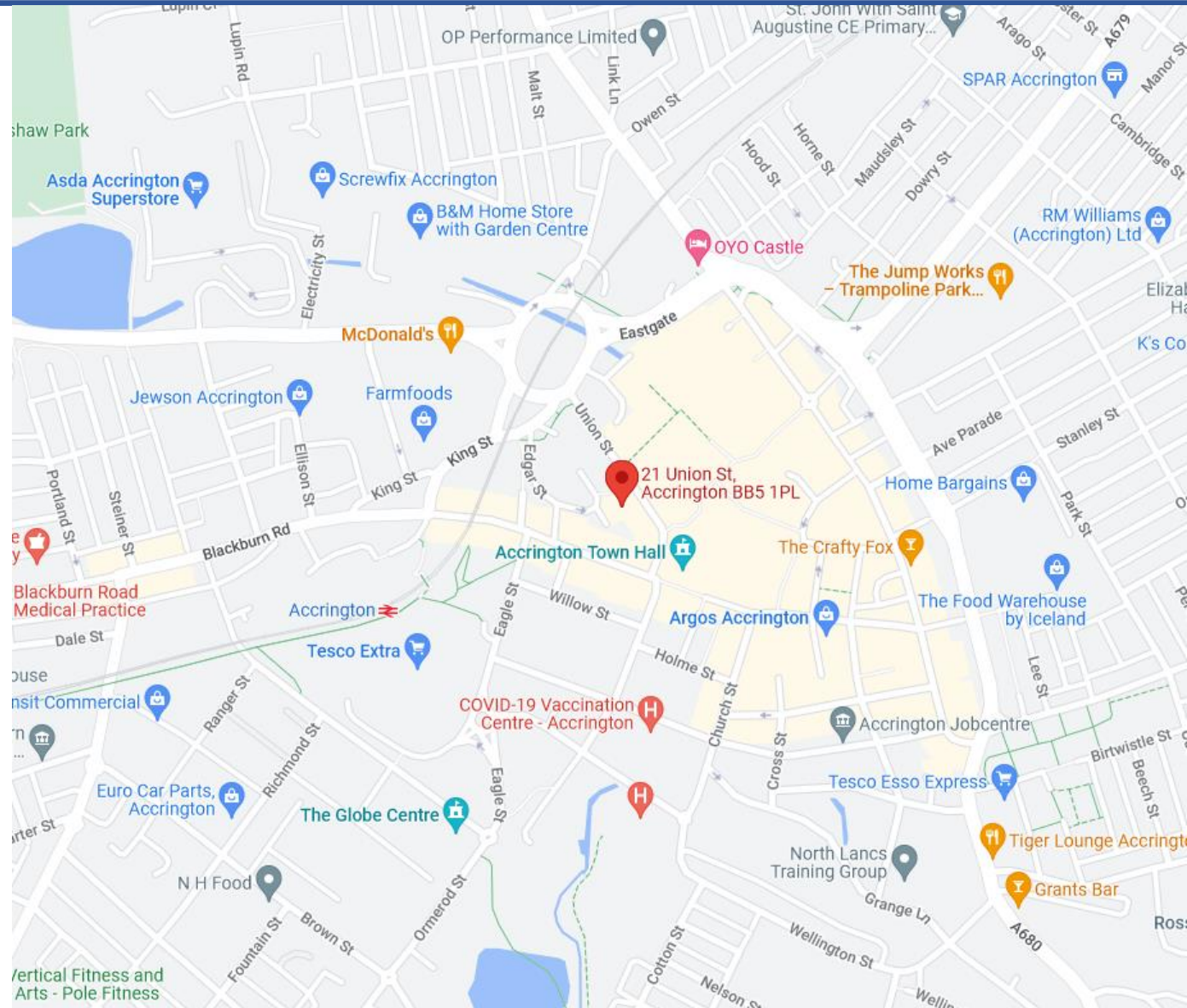
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Location:

Accrington is a town in the Hyndburn borough of Lancashire, England. It lies about 4 miles (6 km) east of Blackburn, 6 miles (10 km) west of Burnley, 13 miles (21 km) east of Preston, 20 miles (32 km) north of Manchester and is situated on the culverted River Hyndburn. The property is prominently situated in the town centre close to the Arndale Shopping Centre and Accrington bus station. Occupiers close by include Subway, Santander, Coral, Boots Pharmacy, EE, Ladbrokes and Poundland, amongst many more.



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Contacts:

For further information or to schedule a viewing, please contact Sam Georgev or Joseph Bachman.



Sam Georgev – VP Sales & Lettings
M: +44(0)75545 57088
E: sam@bluealpine.com



Joseph Bachman – COO
M: +44(0)77236 19270
E: joseph@bluealpine.com



BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT

Address:

Blue Alpine Partners Limited

Trading Address: Office 301, 54 Welbeck Street, Marylebone, London W1G 9XZ

Registered Address: Suite 115, Devonshire House, Manor Way, Borehamwood, Hertfordshire, WD6 1QQ

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