

rightmove



FOR SALE

RETAIL INVESTMENT OPPORTUNITY



PRIME RETAIL INVESTMENT

ACCRINGTON – 39 BLACKBURN ROAD, BB5 1HF

PRICE – OFFERS OVER £85,000

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LOCATION

Conveniently located being approximately 1 mile from Accrington town centre and its amenities and within an approximate 1.5 miles of junction 4 of the M65. The property is situated on Blackburn Road (A562) on the outskirts of Accrington.

The surrounding area is predominantly residential although there are some commercial retail premises within the vicinity.

The property benefits for excellent accessibility to Accrington town centre and the motorway network.

DESCRIPTION

INVESTMENT OPPORTUNITY to purchase this retail property that is of stone construction with a pitched slate roof.

The property is occupied a record shop for the last several years.

The property needs some upgrading, but offers deceptively spacious space in a convenient location close to Accrington town centre with access to the M65 at

TENURE

The property is leasehold 999 years from July 1838 at a nominal ground rent

TENANCY

Tenanted at £4,680 PA

VAT

Not VAT registered

EPC

Certificate and report are available upon request

Proposal

This is an excellent opportunity to purchase a small investment in a vibrant town centre with great business opportunity

We are seeking offers over £85,000, subject to contract.

Viewing

Strictly by appointment only.

