

PROPERTY PARTICULARS INVESTMENT

**TREVOR
DAWSON**

COMMERCIAL PROPERTY CONSULTANTS
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FOR SALE



**6 CORNHILL
ACCRINGTON
BB5 1JZ**

- Prominent town centre retail investment
- Let to Costa Limited
- Adjacent occupiers include Specsavers & Sports Direct
- Current rental income £22,500.00 pa
- Accrington town centre subject to major inward investment including upgrade of the landmark Market Hall.

LOCATION

Situated on Cornhill at its junction with Broadway, which is the main shopping thoroughfare within Accrington town centre.

The property is located close to the entrance of the Arndale Centre, with adjacent occupiers including Specsavers and Sports Direct.

The Arndale Centre also provides large multistorey short-term car park.

The property is within walking distance of Accrington Market Hall which is being upgraded with approximately £70million of inward investment via the Accrington Town Centre Investment Plan. The Market Hall is undertaking a major refurbishment and will be transformed into a new food, drink and leisure destination.

DESCRIPTION

Modern two-storey retail premises providing a well-proportioned open plan sales area.

The ground floor is currently utilised as a coffee shop and seating area, with the first floor providing storage and staff facilities.

To the rear of the property is a communal yard area for refuse.

ACCOMMODATION

GROUND FLOOR

Sales Area 148.6 sq m / 1,600 sq ft
Stores 9.2 sq m / 99 sq ft

FIRST FLOOR

Stores 120.7 sq m / 1,299 sq ft
Female & male w/c's



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RATING

The property has a current rateable value of £22,750 we are verbally informed by the local authority.

TENURE

Long leasehold for a term in excess of 800 years we are informed, subject to a nominal ground rent of £150 pa

LEASE TERMS

The property is currently occupied by way of a five-year lease from 10th September 2021 at a passing rental of £22,500pa.

The lease is on full repairing and insuring terms. Costa had a break clause in 2024 which was not triggered. The rent was rebased on renewal in 2021 from £45,000pa.

A copy of the lease is available upon request.

PRICE

£295,000

VAT

VAT is applicable we are informed.

ENERGY PERFORMANCE CERTIFICATE

A copy of an Energy Performance Certificate is available upon request.

LEGAL COSTS

Each party are responsible for their own costs incurred.

VIEWING

STICTLY BY APPOINTMENT WITH AGENTS TREVOR DAWSON LIMITED, THE PORTAL, BRIDGEWATER CLOSE, NETWORK 65 BUSINESS PARK, BURNLEY, BB11 5TT
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