

PROPERTY PARTICULARS INDUSTRIAL

**TREVOR
DAWSON**

COMMERCIAL PROPERTY CONSULTANTS

01254 681133
www.tdawson.co.uk

FOR SALE
(Due to Retirement)



**78-80 BURNLEY ROAD
ACCRINGTON
BB5 1AF**

- Prominent location
- Combination of retail, storage and light industrial use
- Long Leasehold
- Gross area 1,872 Sq. Ft.

LOCATION

A prominent location with a frontage to Burnley Road within the town centre with adjoining commercial and residential uses.

DESCRIPTION

Arranged over two levels, traditional construction with rendered elevations and pitched slate and corrugated asbestos roofs.

The lower section of the site is accessed off Windsor Street via a cobbled access with gates into a secure yard and workshop.

Internally, comprising a retail sales area and rear storage.

ACCOMMODATION

Ground floor	1,174 sq. ft.
Rear lower workshop	698 sq. ft.
Total gross internal area	1,872 sq. ft.

SERVICES

All mains services we understand are connected. It is the purchaser's responsibility to verify that all appliances, services and systems are in working order, are of adequate capacity and suitable for their purpose.

RATING

The premises are currently listed as having a rateable value of £4,400. Under the current Small Business Rate Relief Scheme no business rates will be payable.

TENURE

Long Leasehold.

PRICE

£150,000

VAT

No VAT is payable on the price.

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been commissioned and will be made available upon request.

MONEY LAUNDERING

In order to comply with Anti Money Laundering Regulations a successful purchaser will be requested to provide two forms of identification and details of the source of funding.

VIEWING

STRICTLY BY APPOINTMENT WITH SOLE AGENTS TREVOR DAWSON LIMITED OF CAPRICORN HOUSE, CAPRICORN PARK, BLAKEWATER ROAD, BLACKBURN, BB1 5QR.
OUR REF CEJ YM 2401.13355 Email caroline@tdawson.co.uk



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