

PROPERTY PARTICULARS INDUSTRIAL

**TREVOR
DAWSON**

COMMERCIAL PROPERTY CONSULTANTS

01254 681133
www.tdawson.co.uk

FOR SALE



WILLIAM STREET ACCRINGTON BB5 6DT

- Prominent Location
- Predominantly Single-Storey Workshop/Warehouse Premises with First Floor Office/Workshop
- 1 Mile From Accrington Town Centre
- 16,650 Sq. Ft. on 0.36 Acre Site

LOCATION

Prominently situated fronting Penny House Lane just off Burnley Road on the edge of Accrington's town centre. Adjoining occupiers include Taskers furniture store. The M65 motorway/A56 Bypass is approximately 2 miles away.

DESCRIPTION

Constructed predominantly of brick with a pitched roof that has recently been re-clad together with a part northlight structure with a slated roof supported by a steel frame and columns.

Concrete slab floors throughout. Loading is via two roller shutter doors to William Street with a further yard and roller shutter door to the western elevation to Foster Street.

Suitable for warehousing or manufacturing/trade counter use with at first floor further storage/workshop, offices, canteen and toilet facilities.

ACCOMMODATION

The approximate gross internal areas are as follows:

Ground floor	10,983 sq. ft.
First floor	5,667 sq. ft.
Total:	16,650 sq. ft.

SITE AREA

0.36 acre

SERVICES

The property has the benefit of all mains services. 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 purposes.

PLANNING

The immediate past use is for warehousing within B8 use classification of the Use Classes Order of the Town & Country Planning Act. Applicants should make their own enquiries as to the proposed use by contacting Hyndburn Borough Council Planning Department on 01254 388111.

RATING

The property is currently listed as having a Rateable Value of £21,250 (2023).

PRICE

£550,000

VAT

VAT will be charged on the price at the standard rate.

ENERGY PERFORMANCE CERTIFICATE

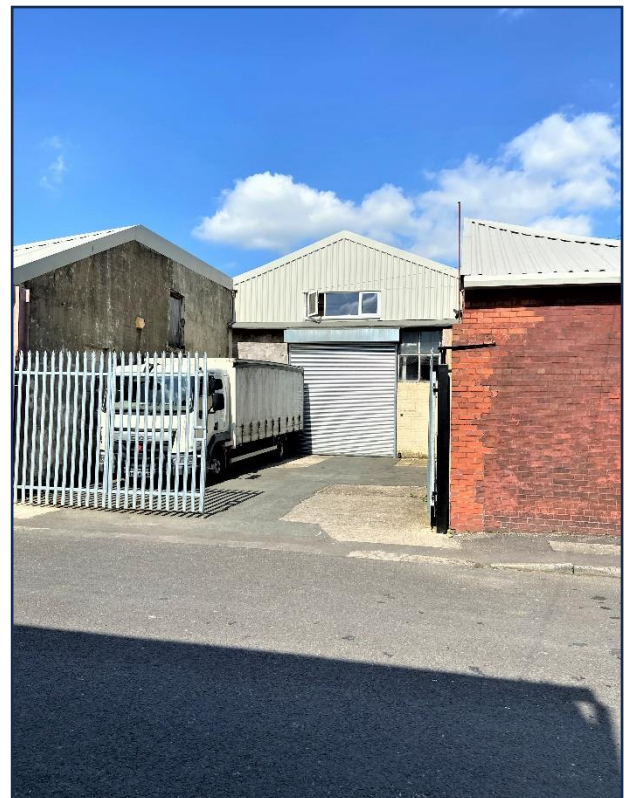
An Energy Performance Certificate will be commissioned and available upon request.

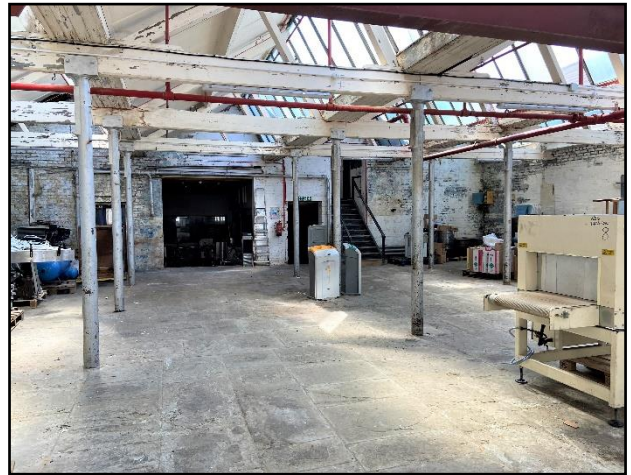
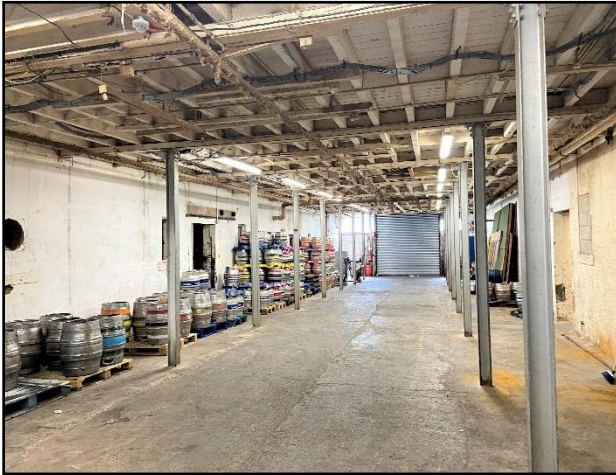
LEGAL COSTS

Each party to be responsible for their own legal costs.

VIEWING

STRICTLY BY APPOINTMENT WITH SOLE AGENTS TREVOR DAWSON LIMITED OF CAPRICORN HOUSE, CAPRICORN PARK, BLAKEWATER ROAD, BLACKBURN, BB1 5QR. OUR REF CEJ YM 2309.12815 Email caroline@tdawson.co.uk





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