

# PROPERTY PARTICULARS

## RETAIL

**TREVOR  
DAWSON**

COMMERCIAL PROPERTY CONSULTANTS

**01254 681133**

[www.tdawson.co.uk](http://www.tdawson.co.uk)

**FOR SALE / MAY LET**



## 5 WATER STREET ACCRINGTON BB5 6PX

- Well presented beauty salon premises in prominent position
- Ready for trading immediately
- Adjacent to inner ring road

## LOCATION

Occupying an end terrace position fronting Wood Street in Accrington town centre. Wood Street is just off Abbey Street and leads directly into Eastgate (A680) inner ring road. On street parking is available on Water Street free of charge.

## DESCRIPTION

A well maintained and attractive stone fronted two storey end terrace building which has been fitted out as a nail and beauty salon. The property benefits from a UPVC double glazed display to Water Street and a newly installed gas hot water central heating system.

Internally, the accommodation comprises an open plan working/retail area on the ground floor with fitted rear kitchenette and two spacious beauty rooms plus toilet with wash hand basin on the first floor. Wood laminate flooring has been installed throughout and there is a useful basement storage facility.

## ACCOMMODATION

### Ground Floor

Main front beauty room	302 sq. ft.
Kitchenette	28 sq. ft.

### First Floor

Front beauty/treatment room	123 sq. ft.
Rear beauty room	120 sq. ft.

### Basement

Storage	159 sq. ft.
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## SERVICES

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

## PLANNING

The premises have been utilised as a beauty salon for a number of years and it is thought this is the established use. We understand this to fall within Class E of the Use Classes Order of the Town and Country Planning Acts. Alternative uses would be suitable including retail, professional services and café. Prospective purchasers are requested to make their own enquiries in respect of a change of use to Hyndburn Borough Council who may be contacted on 01254 388111.

## RATING

The 2023 Rating List entry is £3,550 rateable value.

## TENURE

Long leasehold for a term of 999 years from 3 October 1853 subject to a nominal ground rent.

## ENERGY PERFORMANCE CERTIFICATE

The property's energy rating is D (93). A copy of the certificate is available upon request.

## PRICE

**£75,000**

## LEASE

Available by way of a new lease for a term of years to be agreed on a full repairing and insuring basis.

## RENTAL

**£7,500 per annum.**

## VAT

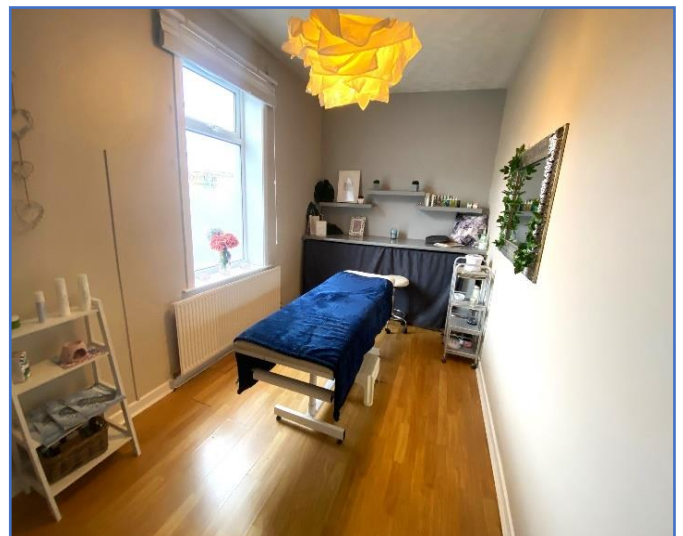
We are informed that VAT is not applicable to the sale price / rental.

## 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 JBR YM 2407.13427 Email [jason@tdawson.co.uk](mailto:jason@tdawson.co.uk)**





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