

MULTI-USE

TO LET

**A RARE OPPORTUNITY TO LET A FULLY RESTORED
HISTORIC BUILDING SUITABLE FOR A VARIETY OF USES
INCLUDING RETAIL, LEISURE AND RESIDENTIAL**

AVAILABLE AS A WHOLE OR ON A FLOOR-BY-FLOOR BASIS



**THE EXCHANGE
99-101 BLACKBURN ROAD
ACCRINGTON
BB5 1JJ**

LOCATION

Situated in the heart of Accrington Town Centre, with a substantial frontage to Blackburn Road, adjoining the newly refurbished Bees Knees public house.

The project forms part of the Townscape Heritage Initiative project which has seen the transformation of Accrington Town Square and refurbishment/improvements to several buildings on Blackburn Road.

DESCRIPTION

The property is a substantial and distinguished stone built mid-terrace, designed by the prominent Accrington architect Henry Ross. The property is currently being restored to reflect its original facade, with large areas of window glazing and decorative features.

The accommodation will be to shell only condition to receive tenants' fixtures and fittings.

ACCOMMODATION

On completion the following areas will have been created:

Ground floor	2,340 sq. ft. (208.1 sq. m.)
First floor	2,195 sq. ft. (203.9 sq. m.)
Second floor	2,383 sq. ft. (221.4 sq. m.)
Basement	2,075 sq. ft. (192.8 sq. m.)

SERVICES

It is the incoming tenant's responsibility to verify that all appliances, services and systems are in working order, are of adequate capacity and suitable for their purpose.

RATEABLE VALUE

To be assessed upon occupation.

PLANNING

In its Town Centre location the appropriate uses are retail/leisure, residential or offices. However, it is the incoming tenant's responsibility to verify that their intended use is acceptable to the local Planning Authority who can be contacted on 01254 388111.

LEASE

For a term of years to be agreed.

RENTAL ON APPLICATION.



VIEWING STRICTLY BY APPOINTMENT WITH SOLE AGENTS TREVOR DAWSON LIMITED OF CAPRICORN HOUSE, CAPRICORN PARK, BLAKEWATER ROAD, BLACKBURN, BB1 5QR. TELEPHONE 01254 681133 OUR REF CEJ 2101.12659 Email caroline@tdawson.co.uk

