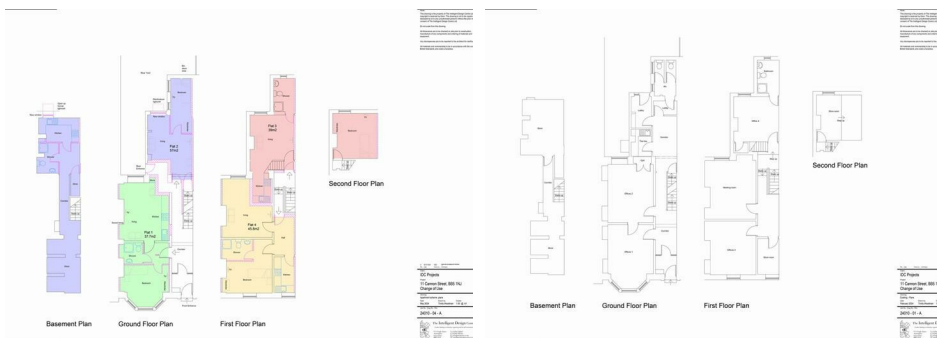




All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them. Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			

EU Directive 2002/91/EC

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Cannon Street, Accrington, BB5 1NJ

### Offers Over £150,000

SPACIOUS COMMERCIAL PROPERTY IN THE HEART OF TOWN WITH APPROVED PLANNING FOR FOUR RESIDENTIAL APARTMENTS

Located in the bustling Cannon Street of Accrington, this property offers a fantastic opportunity for those seeking a fantastic development opportunity in a prime location. The planning allows for 4 Apartments, each with its own kitchen and bathroom. With ample dedicated parking at the rear, convenience is at the forefront of this property.

Positioned in the heart of town, accessing local amenities couldn't be easier, making it a desirable spot within a vibrant community. For those looking for a development opportunity, this property provides the perfect canvas for your aspirations.

PLANNING APPLICATION NUMBER 11/24/0264 - HYDNBURN BUROUGH COUNCIL

Contact our Accrington branch to arrange a viewing and start your journey today!



# Cannon Street, Accrington, BB5 1NJ

## Offers Over £150,000



- Approved Planning for 4 Apartments
- Fitted Kitchen
- Ample Parking to Rear
- EPC Rating D
- Set Over Three Floors
- Three Piece Shower Room
- Tenure Freehold
- Six Office Rooms
- Ideal Development Opportunity
- Council Tax Band TBC

### Ground Floor

#### Entrance Vestibule

7'5 x 5'9 (2.26m x 1.75m)  
Cornice coving and door to hall.

#### Hall

22'5 x 5'9 (6.83m x 1.75m)  
Central heating radiator, cornice coving, smoke detector, corbels, doors to two office, inner hall and stairs to first floor.

#### Office One

19'3 x 14'2 (5.87m x 4.32m)  
UPVC double glazed bay window, central heating radiator, cornice coving and door to office two.

#### Office Two

10'2 x 13'11 (3.10m x 4.24m)  
UPVC double glazed window, central heating radiator, cornice coving and smoke detector.

#### Inner Hall

14'9 x 5'10 (4.50m x 1.78m)  
Central heating radiator, doors leading to kitchen, rear vestibule and WC.

#### WC

9'0 x 9'0 (2.74m x 2.74m)  
UPVC double glazed frosted window, central heating radiator, vanity top wash basin with mixer tap, two separate dual flush WC's, spotlights, part tiled elevations and vinyl flooring.

#### Rear Vestibule

8'2 x 5'10 (2.49m x 1.78m)  
UPVC double glazed door to rear.

#### Kitchen

7'3 x 5'3 (2.21m x 1.60m)  
Laminate wall and base units, stainless steel sink and drainer with traditional taps, tile splashback and space for a fridge freezer.

### First Floor

#### Landing

25'6 x 5'9 (7.77m x 1.75m)  
Cornice coving, skylight window, doors leading to four office rooms and stairs to second floor.

#### Office Three

14'6 x 14'4 (4.42m x 4.37m)  
UPVC double glazed window and central heating radiator.

#### Office Four

14'7 x 14'3 (4.45m x 4.34m)  
UPVC double glazed window, central heating radiator and cornice coving.

### Office Five

12'5 x 11'0 (3.78m x 3.35m)  
UPVC double glazed window, central heating radiator and door to shower room.

### Shower Room

10'3 x 6'1 (3.12m x 1.85m)  
UPVC double glazed frosted window, central heating radiator, pedestal wash basin with traditional taps, low level WC and electric shower enclosed.

### Office Six

11'1 x 5'10 (3.38m x 1.78m)  
UPVC double glazed window and cornice coving.

### Second Floor

#### Server Room

12'4 x 11'1 (3.76m x 3.38m)  
UPVC double glazed window and central heating radiator.

