



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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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.

## Church Street, Accrington, BB5 2EN Offers Over £90,000

\*A FANTASTIC BUSINESS OPPORTUNITY\*

Situated within the heart of Accrington stands this generously sized commercial property. Situated within close proximity to local amenities, this business was previously a take away, the premises is spacious and spread out over three floors and would be a perfect investment opportunity with an abundance of potential.

The property comprises briefly; Entrance door leads into a hallway which houses a staircase down to the basement and a door leads through to the shop. The shop area is a great size and provides access to a storage room and an inner hallway. The inner hallway provides access on to a WC and staircase on to the first floor. The first floor landing has doors to three WC rooms and a kitchen.

For further information, or to arrange a viewing, please contact our Accrington office at your earliest convenience. For the latest upcoming properties make sure you follow our socials on instagram @keenans.ea and facebook @keenansstateagents

# Church Street, Accrington, BB5 2EN

## Offers Over £90,000



- Commercial Property
- Over Three Floors
- Town Centre Location
- EPC rating F
- Lots Of Potential
- Bay parking

### Ground Floor

#### Entrance

Hardwood door to the hall.

#### Hall

4'9" x 3'4" (1.45 x 1.02)

Spotlights, stairs to the basement, smoke alarm and a door to the shop front.

#### Shop

32'2" x 21'11" (9.80 x 6.68)

Hardwood single glazed window, central heating radiator, fitted counter, stainless steel sink with traditional taps, fitted storage, lift, wall lights, lino flooring and doors to an inner hall and a storage room.

#### Storage Room

11'8" x 6'9" (3.56 x 2.06)

Fitted shelving, loft access and a hardwood door to the rear.

#### Inner Hall

9'2" x 7'7" (2.79 x 2.31)

Spotlights, stairs to the first floor, double fire doors to rear and a door to the WC.

#### WC

7'4" x 4'8" (2.24 x 1.42)

Central heating radiator, two piece suite comprises: twin flush WC, elevated wash basin with mixer tap, part-tiled elevations, extractor fan and lino flooring.

### Lower Ground Floor

#### Basement

27'5" x 14'7" (8.36 x 4.45)

Wall light, under-stairs storage and stone tiled flooring.

### First Floor

#### Landing

8'8" x 7'8" (2.64 x 2.34)

Hardwood single glazed frosted window, loft access and doors leading to the kitchen and to three WC's.

#### WC

10'11" x 6'7" (3.33 x 2.01)

Central heating radiator, two urinals, two vanity top wash basins with mixer tap, low basin WC, spotlights, extractor fan, part-tiled elevations and tiled flooring.

#### WC

10'11" x 3'11" (3.33 x 1.19)

Low basin WC, pedestal wash basin with traditional taps, part-tiled elevations and lino flooring.

