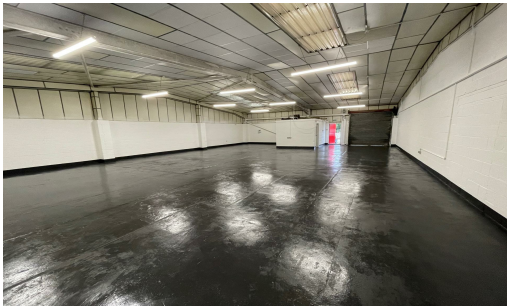


Unit 9, Sadler Street, Church, Accrington, BB5 0HP

TO LET



TO LET

Use - Industrial

Size - 2,304 Sq ft

Rent - £12,500 per annum plus VAT

- Modern End Terraced Industrial Unit
- Prominent main road position
- Competitive rental



COMMERCIAL PROPERTY AGENTS, CHARTERED SURVEYORS AND VALUERS

www.taylorweaver.co.uk

Telephone: 01254 699030

Email: info@taylorweaver.co.uk

Unit 9, Sadler Street, Church, Accrington, BB5 0HP

Location

The property occupies a prominent main road position off Market Street (B6234), on the border of Oswaldtwistle and Church in Accrington with good access to junction 7 of the M65 motorway.

This is an established commercial area with other businesses in the area including a garage, builders merchants, car valet business and a workwear supplier.

Description

Sadler Street Industrial Estate comprises a series of small industrial workshops/trade counter units ranging in size from 1,115 to 3,243 sq.ft.

Unit 9 is of steel portal frame construction and has the benefit of a roller shutter door, w/c facilities, LED lighting and a clear open plan working area.

Externally there is parking and loading.

Accommodation

We have calculated the accommodation to be 2,304 sq.ft.

Rental

£12,500 per annum plus VAT

Lease Terms

The unit is available by way of a new lease for a minimum period of 3 years on full repairing and insuring terms.

Service Charge

A service charge is levied on occupiers within the development. The service charge is approximately £400.00 per annum plus VAT

Building Insurance

The insurance premium is expected to be in the region of £700.00 per annum plus VAT.

Deposit

A rent deposit equating to a minimum of 3 months rent will be required to be paid in advance.

Rating

We have been unable to identify the Rateable Value on the VOA website but would expect that the assessment will be below the threshold for small business rates relief and eligible occupiers would be able to claim full relief.

Interested parties are recommended to contact the non domestic rating department at the local council for further details.

Legal Costs

Each party to be responsible for their own legal costs.

VAT

VAT is applicable.

Services

It is understood that all mains services, with the exception of gas are available to the property.

EPC

An EPC will be available on request.

Viewing

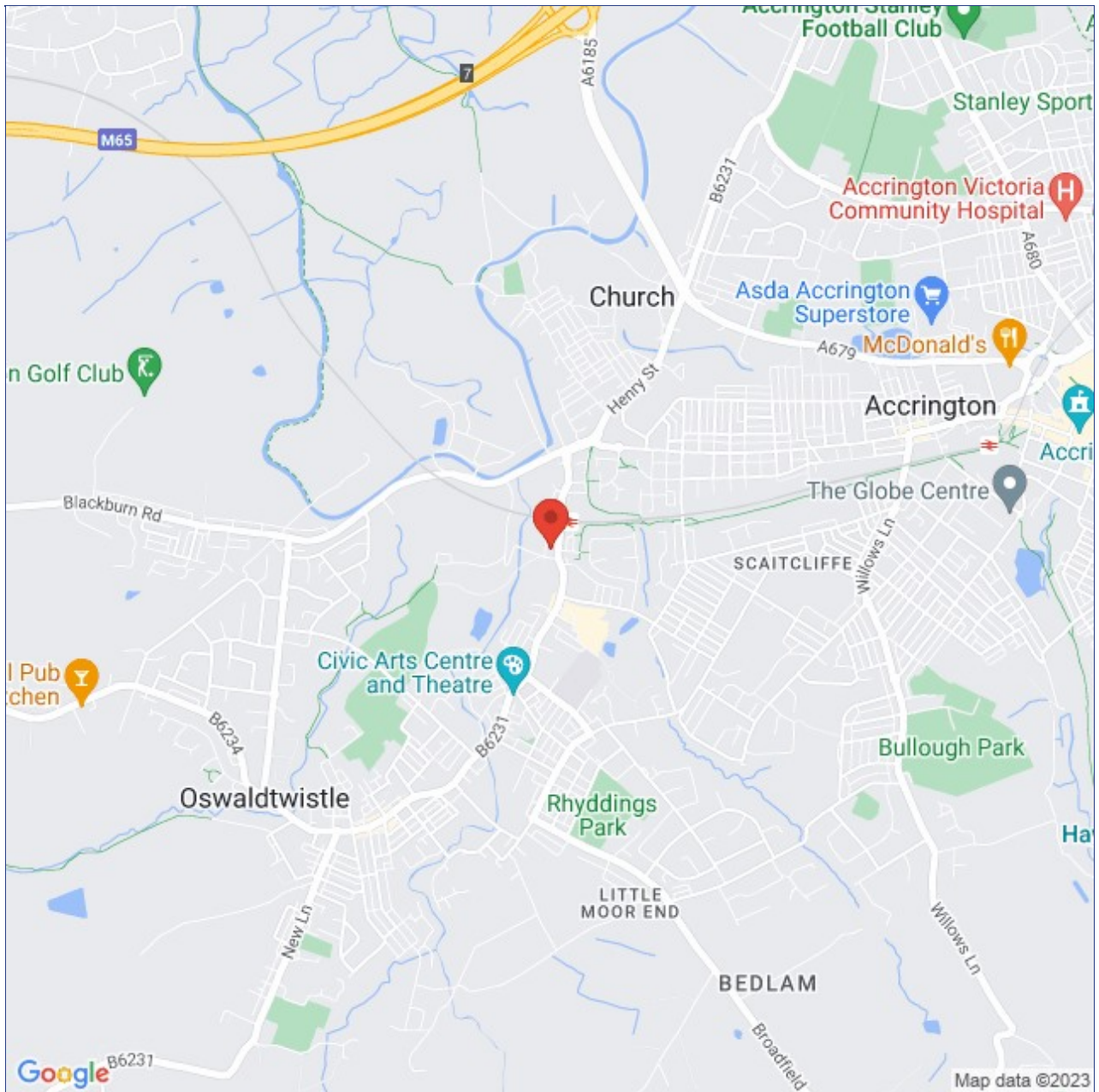
Strictly via agent,

Taylor Weaver

Neil Weaver MRICS

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