



**ACCRINGTON UNITED REFORMED CHURCH
MAY SUIT ALTERNATIVE USES SUBJECT TO PLANNING
632.57 SQ M (6,808 SQ FT) ON 0.235 ACRE SITE**

FOR SALE

**ACCRINGTON UNITED REFORMED
CHURCH
WHALLEY ROAD
ACCRINGTON
BB5 1BX**

- ◆ F1 Planning Consent
- ◆ May suit a variety of uses STPP
- ◆ Potential refurbishment/redevelopment opportunity
- ◆ Offers in excess of £300,000

LOCATION

The subject property is located occupying a fairly prominent corner position on Whalley Road, at its junction with York Street.

Accrington is a town in the Hyndburn Borough of Lancashire and is situated approximately 4 miles (6.4 km) east of Blackburn, 6 miles (8.4 km) west of Burnley and 13 miles (20.8 km) east of Preston.

Accrington is served by Junction 7 of the M65 motorway and is linked from the A680 and the A56 dual carriageway which briefly merge and link to the M66 motorway, providing access to Manchester.

DESCRIPTION

The property itself comprises of a substantial detached church premises, arranged across ground and lower ground levels, and includes a small basement.

The property can be accessed from the front elevation, or alternatively via an entry point from the rear, which provides direct access to the lower ground element.

Internally, the property is predominantly open plan at ground floor level and configured in a traditional Church like manner. There is a large organ and pulpit to the front of the main hall and seating to the majority of the remaining space.

To the rear of the ground floor, there is a vestry room, together with WC facilities, a further office and stairs leading to the lower ground level.

The lower ground provides for a large open plan community hall facility, incorporating a stage, kitchen facility and WC's. There is also a further hall which is somewhat smaller and another reasonable sized room.

The basement is accessed from lower ground level and houses the boiler and meters, as well as being suitable for storage.

ACCOMMODATION

In accordance with the RICS Property Measurement (2nd Edition), we have calculated the following approximate Gross Internal Areas:

Ground floor	182.06 sq m	(1,959 sq ft)
Lower ground	425.30 sq m	(4,578 sq ft)
Basement	25.21 sq m	(271 sq ft)
Total	632.57 sq m	(6,808 sq ft)

TENURE

Assumed Freehold.

SALE PRICE

Offers in excess of £300,000.

VAT

VAT is not applicable.

METHOD OF SALE

Offers invited before 12 noon on **Friday 15th October 2021**.

Offers submitted thereafter may not be considered.

Offers to be provided in writing and emailed to akerr@lambandswift.com and nbroughton@lambandswift.com for consideration by our client. Our client reserves the right to accept any offer they wish to and they do not have to accept the highest offer received.

Please contact us to request confirmation of any offer requirements.

RATES

Not Applicable

SERVICES

The mains services connected to the property include water, gas, electricity supply and of course mains drainage.

Please note that Lamb & Swift Commercial have not tested any of the service installations or appliances connected to the property.

EPC

Not Applicable.

ANTI-MONEY LAUNDERING

In accordance with Anti Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

LEGAL COSTS

Each party to be responsible for their own legal costs involved in the transaction.

VIEWING

Block viewings will be taking place on the following days, between 10am-11am:

- * Wednesday 15th September 2021
- * Wednesday 22nd September 2021
- * Wednesday 29th September 2021

Please note the above are the only available viewings opportunities:

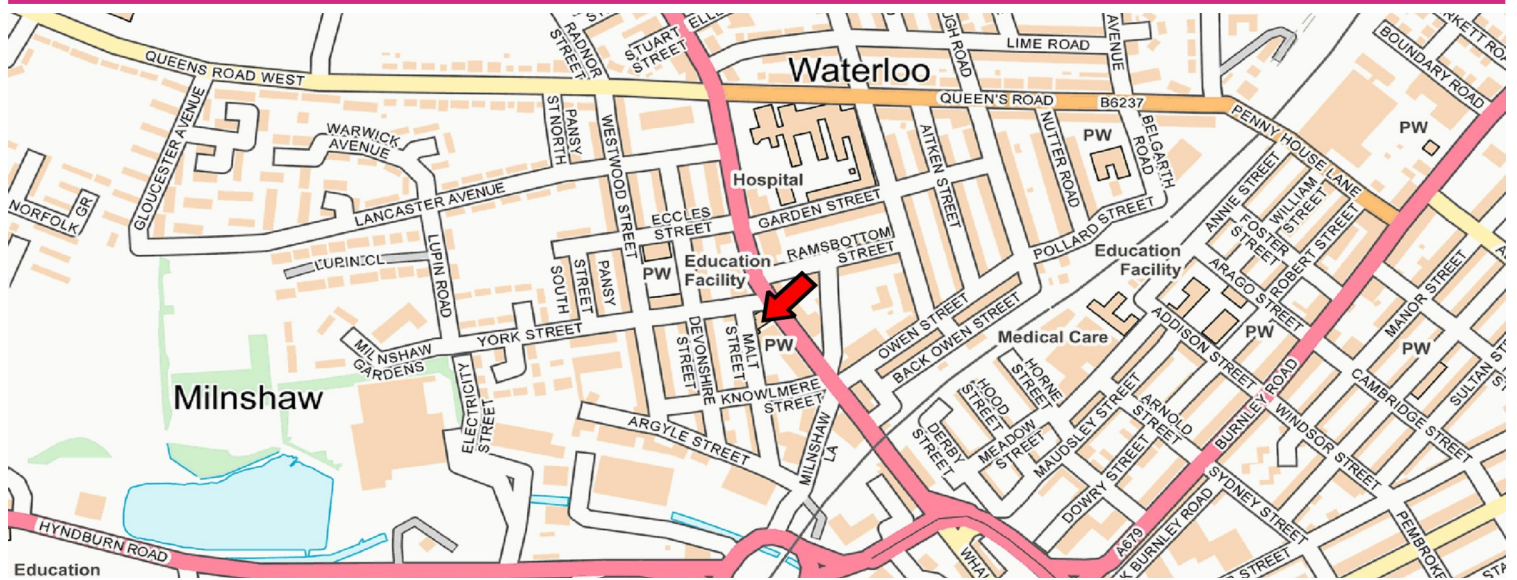
Contact: Andrew Kerr or Nathan Broughton

Telephone: 01204 522 275

Email: akerr@lambandswift.com or nbroughton@lambandswift.com

Important Notice

Messrs Lamb & Swift Commercial for themselves and for the vendors or lessors of this property whose agents they are give notice that a) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute nor constitute part of an offer of contract, b) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them, c) no person in the employment of Messrs Lamb & Swift Commercial has any authority to make or give any representations or warranty whatsoever in relation to this property.



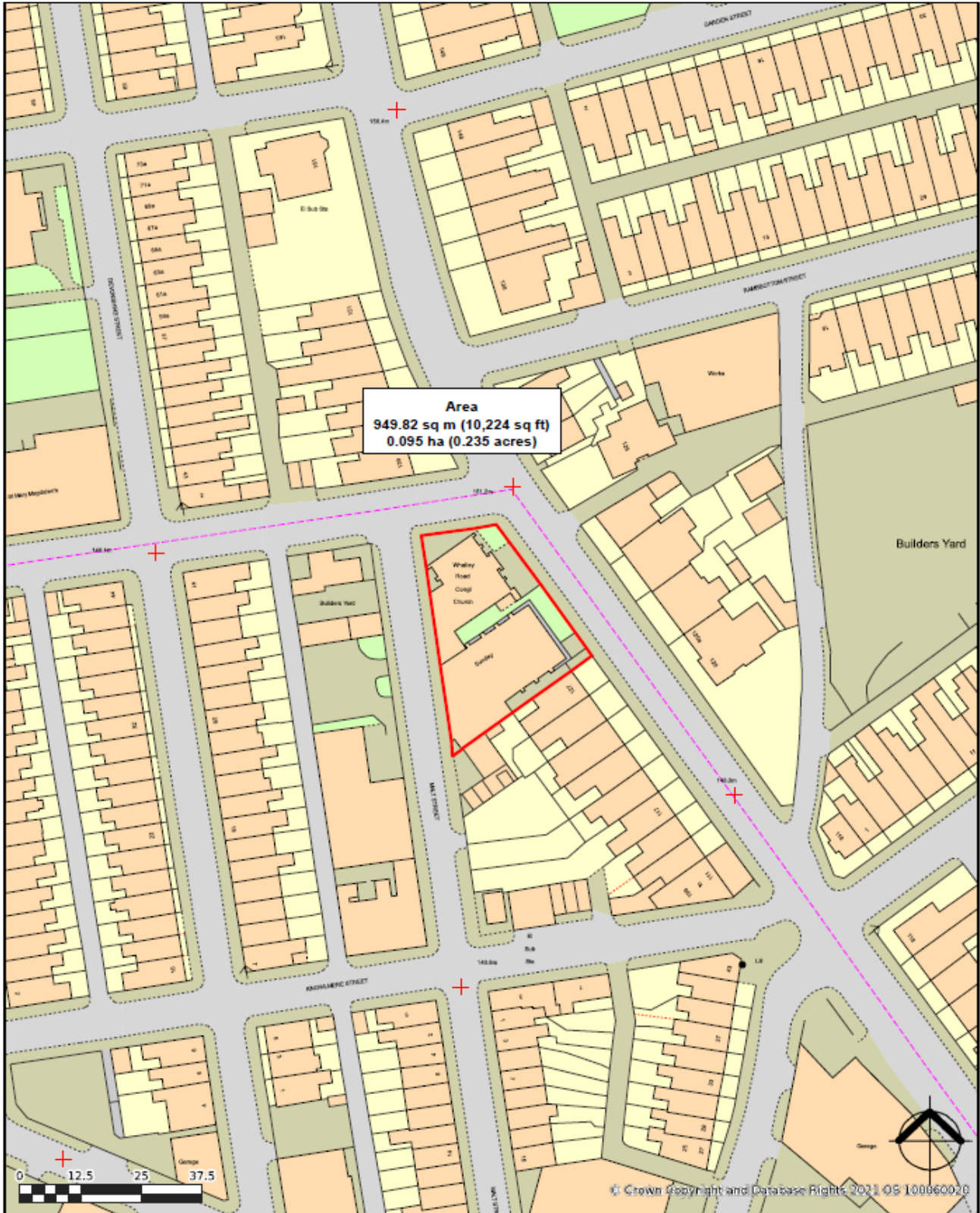
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