


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			
<b>England &amp; Wales</b>	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 £80,000

#### FANTASTIC INVESTMENT OPPORTUNITY

Situated in the heart of Accrington, this property on Church Street presents an exceptional investment opportunity. Selling due to retirement, a perfect opportunity to own your own salon. The business has been trading for thirty five years, clientele waiting and a regular weekly income.

Boasting a spacious layout, the property is well-suited for a variety of commercial uses, providing flexibility for a range of potential tenants or business operations. Its prime location in a bustling town centre guarantees high visibility and foot traffic, making it an ideal spot for retail, office spaces, or other commercial ventures. The property benefits from easy access to local amenities, including shops, restaurants, and public transport links, ensuring a steady flow of customers or clients. Another feature of this property is the communal garden to the rear, providing a delightful outdoor space.

A standout feature of this investment is the communal garden to the rear, offering an appealing outdoor space. With its combination of space, location, and community, this property is a promising investment in a vibrant area.

This property is an attractive addition to any investor's portfolio. If you're seeking a commercial property with great rental potential in a vibrant and growing area, this opportunity on Church Street is one to seriously consider.

Church Street, Accrington, BB5 2EN

Offers Over £80,000



- Business Premises
- Kitchen
- Leasehold
- Spacious Shop
- On Street Parking
- CEPC Rating: C
- Office Space
- Communal Yard

### Ground Floor

#### Shop

25'10 x 12'9 (7.87m x 3.89m)

Double glazed entrance door, Two UPVC double glazed windows, two central heating radiators, Karndean flooring, stairs to first floor and door to rear.

#### First Floor

##### Office

14'7 x 12'8 (4.45m x 3.86m)

UPVC double glazed window, central heating radiator, spotlights, lino flooring and door to kitchen.

##### Kitchen

9'6 x 8'4 (2.90m x 2.54m)

Central heating radiator, loft access (boarded and insulated), wall and base units, granite worktops, stainless steel sink with draining board and traditional taps, plumbing for washing machine, space for fridge freezer, part tiled elevation and lino flooring,

##### External

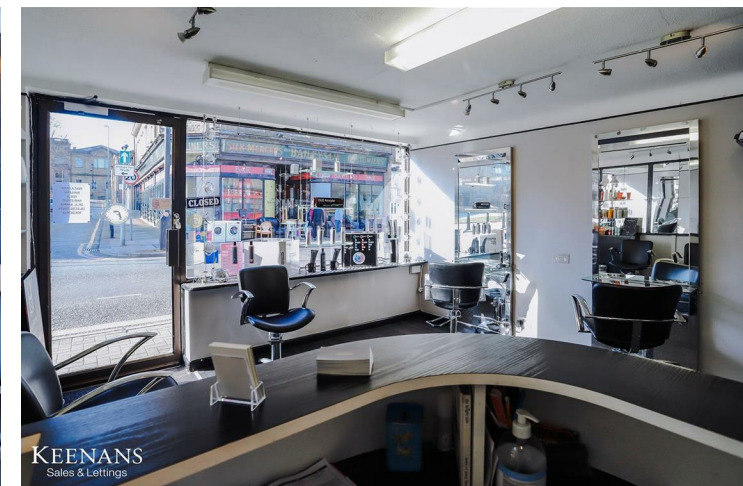
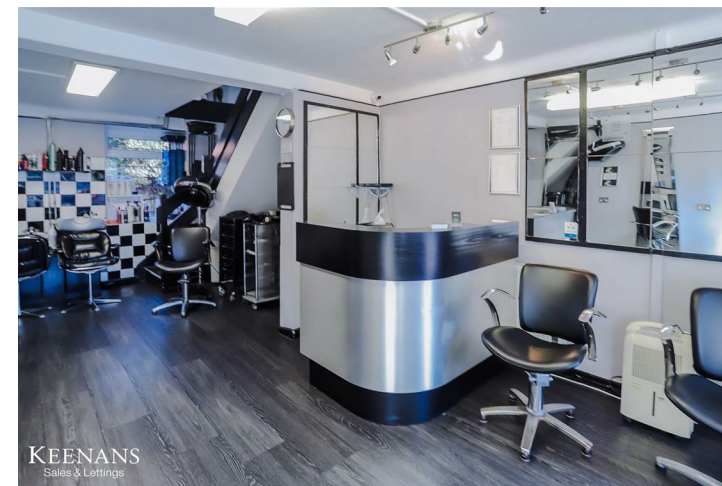
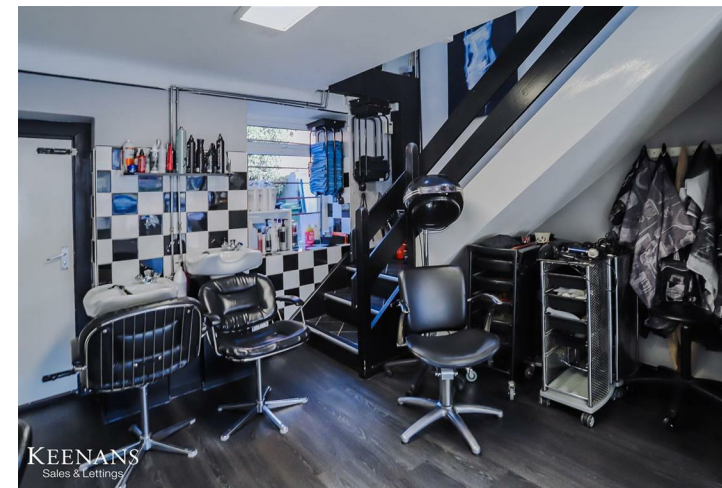
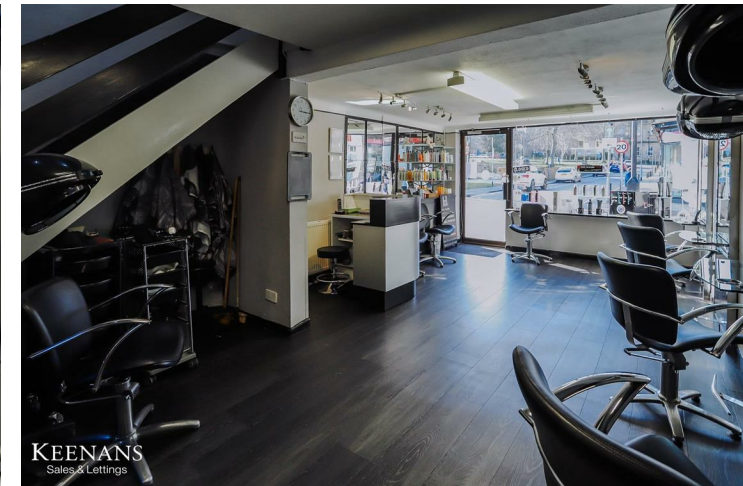
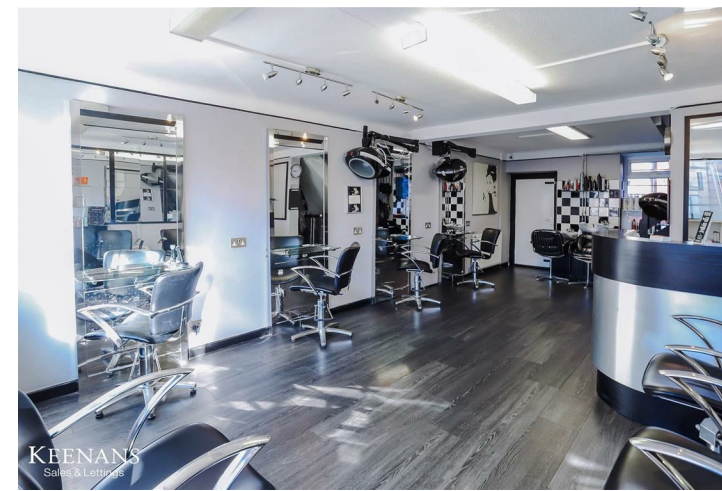
##### Rear

Communal yard and access to WC.

##### WC

4'10 x 2'7 (1.47m x 0.79m)

Entrance door and WC.



Tel: 01254389384

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