

**Lot 29, Plot 4, Units 1-7 Cunliffe Court, Petre Road, Clayton Le Moors, Accrington,
Lancashire BB5 5JG**

For sale by Auction on 16th July 2026 (unless sold or withdrawn prior)



Lot 29, Plot 4, Units 1-7 Cunliffe Court, Petre Road, Clayton Le Moors, Accrington, Lancashire BB5 5JG

For sale by Auction on 16th July 2026 (unless sold or withdrawn prior)



Property Information

Freehold Industrial Ground Rent Investment

- Let for an unexpired term of 86 years
- 5 yearly upward only Rent Reviews to the greater of the minimum rent or 3% of the Rack Rental value of the buildings
- Approx. floor area of 929.90 sq m (10,008 sq ft)
- Total site area of approximately 0.42 Ha (1.04 acres)
- Approx. 24% site coverage
- Established business park location
- Excellent motorway access via junction 7 of the M65

Lot

29

Auction

16th July 2026

Rent

£1,220 per Annum Exclusive

Status

Available

Sector

Industrial, Ground Rent

Auction Venue

Live Streamed Auction

Location

Miles

5.5 miles east of Blackburn, 25 miles north of Manchester

Roads

M65, A56, A680

Rail

Accrington Railway Station

Air

Manchester Airport

Situation

Clayton Business Park is a busy and well established industrial and commercial location, situated approximately 1 mile north east of Accrington town centre and immediately south of Clayton Le Moors. The locality is strategically situated immediately north of the M65 motorway (Junction 7) providing easy road communications to the major north-west cities including Blackburn, Preston and Manchester.

The property is situated on the eastern side of Petre Road within Cunliffe Court.

Tenure

Freehold.

Description

The demised property comprises a site area of approximately 0.34 Ha (0.84 Acres) upon which is constructed seven light industrial units each benefitting from a vehicle access loading door and an eaves height of approximately 4 metres, with associated car parking. The property also includes a separate strip of land to the east and north equating to approximately 0.08 Ha (0.20 Acres).

VAT

VAT is applicable to this lot.

Note

Plot 1, Plot 2 Units 1-10, Plot 3 Unit 4, Plot 4 Units 4-7, Plot 7 Units 5&6, Plot 7 Unit 7 are to be offered separately as lots 32, 30, 28, 31.

DISCLAIMER

These particulars are for your convenience only. They do not form part of the contract and should not be relied upon. Please refer to the Acuitus website for the full terms and conditions of sale, details of the auction and any update and changes in guide price.

Lot 29, Plot 4, Units 1-7 Cunliffe Court, Petre Road, Clayton Le Moors, Accrington, Lancashire BB5 5JG

For sale by Auction on 16th July 2026 (unless sold or withdrawn prior)

Tenancy & Accommodation

Unit	Floor	Use	Floor Areas sq m (1)	Floor Areas sq ft	Tenant	Term	Rent p.a.x.	Reviews
Unit 1 Unit 2 Unit 3	Ground Ground Ground	Industrial Industrial/office Industrial/office	139.80 116.40 110.70	(1,504) (1,252) (1,191)	MILLER & BROWN PROPERTIES LIMITED (CRN: 06051028)	125 years from 25/03/1987 until 2112	£500.00	25/03/2027 and 5 yearly. The rent is reviewed upward only to the greater of £419.00 per annum or 3% of the Rack Rental value of the buildings (See Rent Review provision in the lease which is available in the Legal Pack)
Unit 4 Unit 5 Unit 6 Unit 7	Ground Ground Ground Ground	Industrial Industrial Industrial Industrial	143.70 139.50 139.40 140.70	(1,546) (1,501) (1,500) (1,514)	INDIVIDUAL	125 years from 25/03/1987 until 2112	£720.00	25/03/2027 and 5 yearly. The rent is reviewed upward only to the greater of £628.00 per annum or 3% of the Rack Rental value of the buildings (See Rent Review provision in the lease which is available in the Legal Pack)
Strip of Land to the east and north of Plot 4	-	Land	0.08 Ha	(0.20 acres)	VACANT POSSESSION	-	-	-
Total Approximate Floor Area			929.90	(10,008)			£1,220.00	

**Lot 29, Plot 4, Units 1-7 Cunliffe Court, Petre Road, Clayton Le Moors, Accrington,
Lancashire BB5 5JG**

For sale by Auction on 16th July 2026 (unless sold or withdrawn prior)



**Lot 29, Plot 4, Units 1-7 Cunliffe Court, Petre Road, Clayton Le Moors, Accrington,
Lancashire BB5 5JG**

For sale by Auction on 16th July 2026 (unless sold or withdrawn prior)



Lot 29, Plot 4, Units 1-7 Cunliffe Court, Petre Road, Clayton Le Moors, Accrington, Lancashire BB5 5JG

For sale by Auction on 16th July 2026 (unless sold or withdrawn prior)



**Lot 29, Plot 4, Units 1-7 Cunliffe Court, Petre Road, Clayton Le Moors, Accrington,
Lancashire BB5 5JG**

For sale by Auction on 16th July 2026 (unless sold or withdrawn prior)



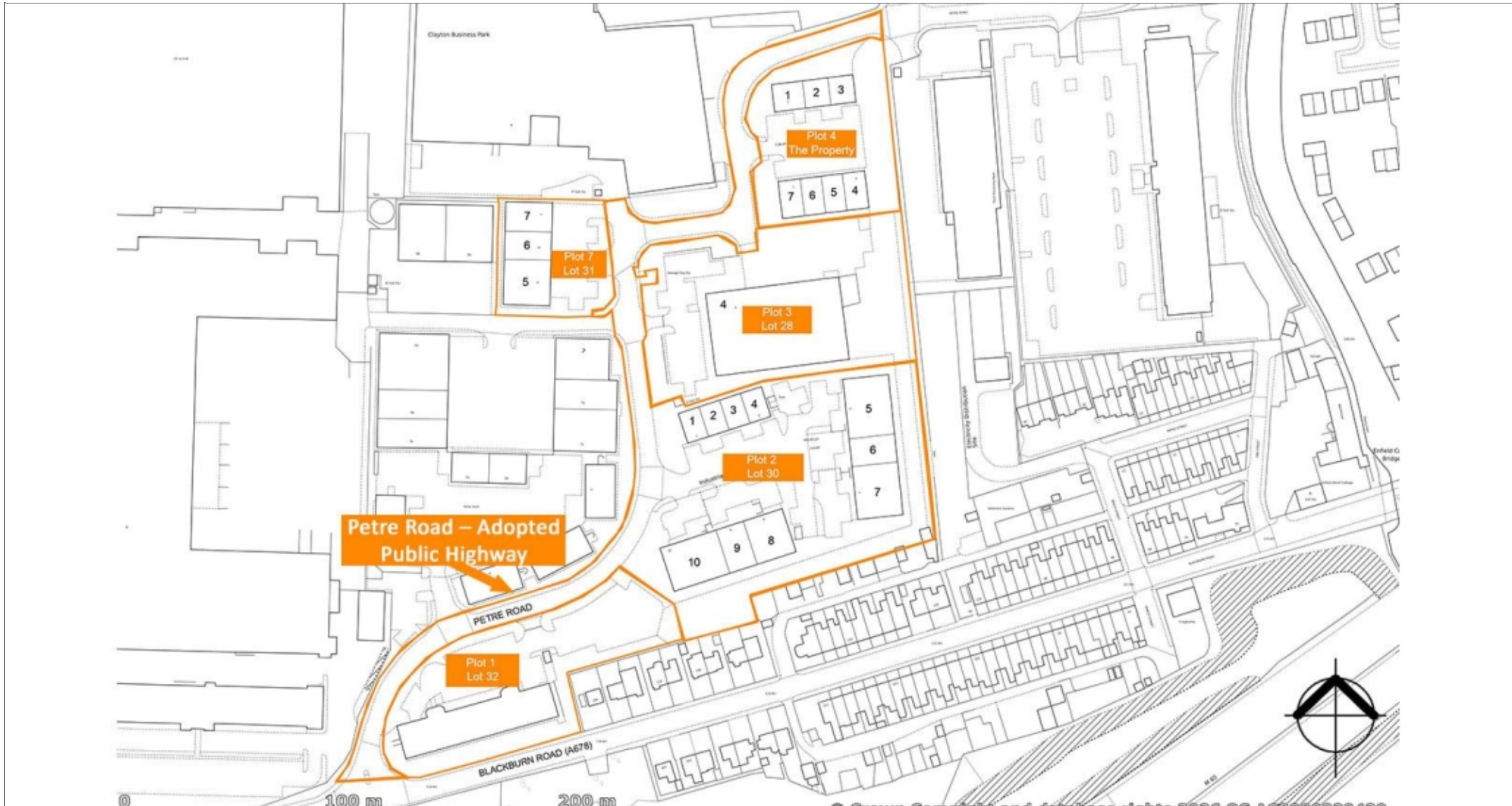
Lot 29, Plot 4, Units 1-7 Cunliffe Court, Petre Road, Clayton Le Moors, Accrington, Lancashire BB5 5JG

For sale by Auction on 16th July 2026 (unless sold or withdrawn prior)



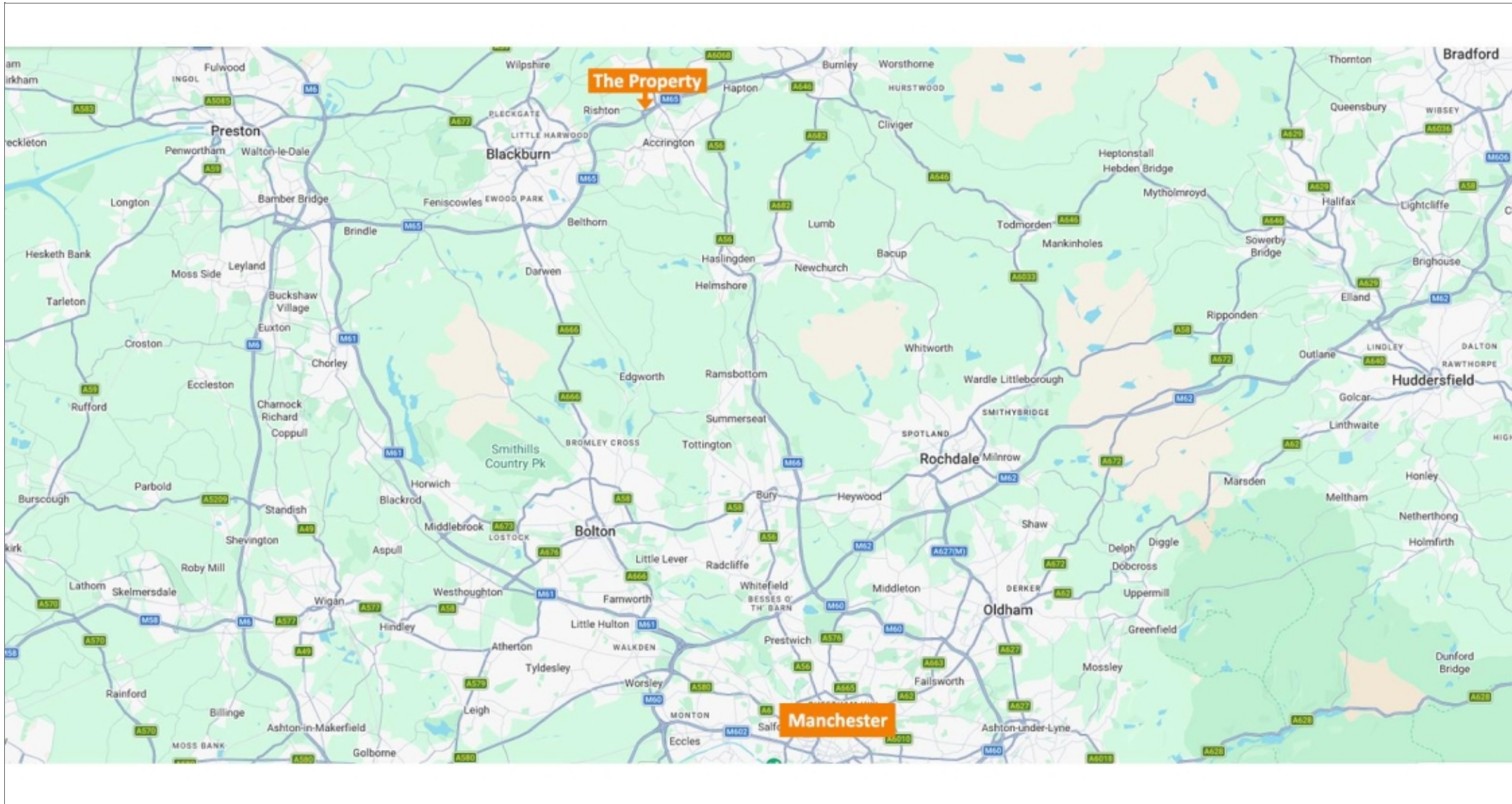
Lot 29, Plot 4, Units 1-7 Cunliffe Court, Petre Road, Clayton Le Moors, Accrington, Lancashire BB5 5JG

For sale by Auction on 16th July 2026 (unless sold or withdrawn prior)



Lot 29, Plot 4, Units 1-7 Cunliffe Court, Petre Road, Clayton Le Moors, Accrington, Lancashire BB5 5JG

For sale by Auction on 16th July 2026 (unless sold or withdrawn prior)



Lot 29, Plot 4, Units 1-7 Cunliffe Court, Petre Road, Clayton Le Moors, Accrington, Lancashire BB5 5JG

For sale by Auction on 16th July 2026 (unless sold or withdrawn prior)



Contacts

Acuitus

John Mehtab
+44 (0)20 7034 4855
+44 (0)7899 060 519
john.mehtab@acuitus.co.uk

Archie Martine
+44 (0)20 7034 4858
+44 (0)7377 803 408
archie.martine@acuitus.co.uk

Seller's Solicitors

Tyndallwoods Solicitors
29 Woodburne Road
Birmingham
B17 8BY

Ian Butler
0121 243 3150
ibutler@tyndallwoods.co.uk

Misrepresentation Act

Acuitus Limited, for themselves and for the vendors of this property, whose agents they are, give notice that

- (i) the particulars and any further information communicated by any means to potential purchasers of the property described in the particulars, or their advisers, in connection with the possible sale of the property are provided solely for the purpose of assisting potential purchasers in deciding whether they wish to proceed with further investigation of the property and do not constitute either the whole or any part of an invitation, offer or contract for sale of the property;
- (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct as at the date of the particulars (or the date of the relevant information if earlier). However, potential purchasers are not entitled to rely on them as statements or representations of fact but should satisfy themselves by searches, enquiries, surveys and inspections or otherwise with regard to the accuracy of such details. No responsibility or liability is or will be accepted by Acuitus Limited, the vendor(s) of the property or any of their respective subsidiaries, affiliates, directors, officers, representatives, employees, advisors, or agents for any loss or damage suffered by any party, resulting from reliance on the particulars or any other information communicated by any means to that party, or its advisers, in connection with the possible sale of the property.

No person in the employment of Acuitus Limited or the vendor(s) has authority to make or give any representation or warranty, express or implied, in relation to the property. References to Acuitus Limited include any joint agents acting with Acuitus Limited.
2024