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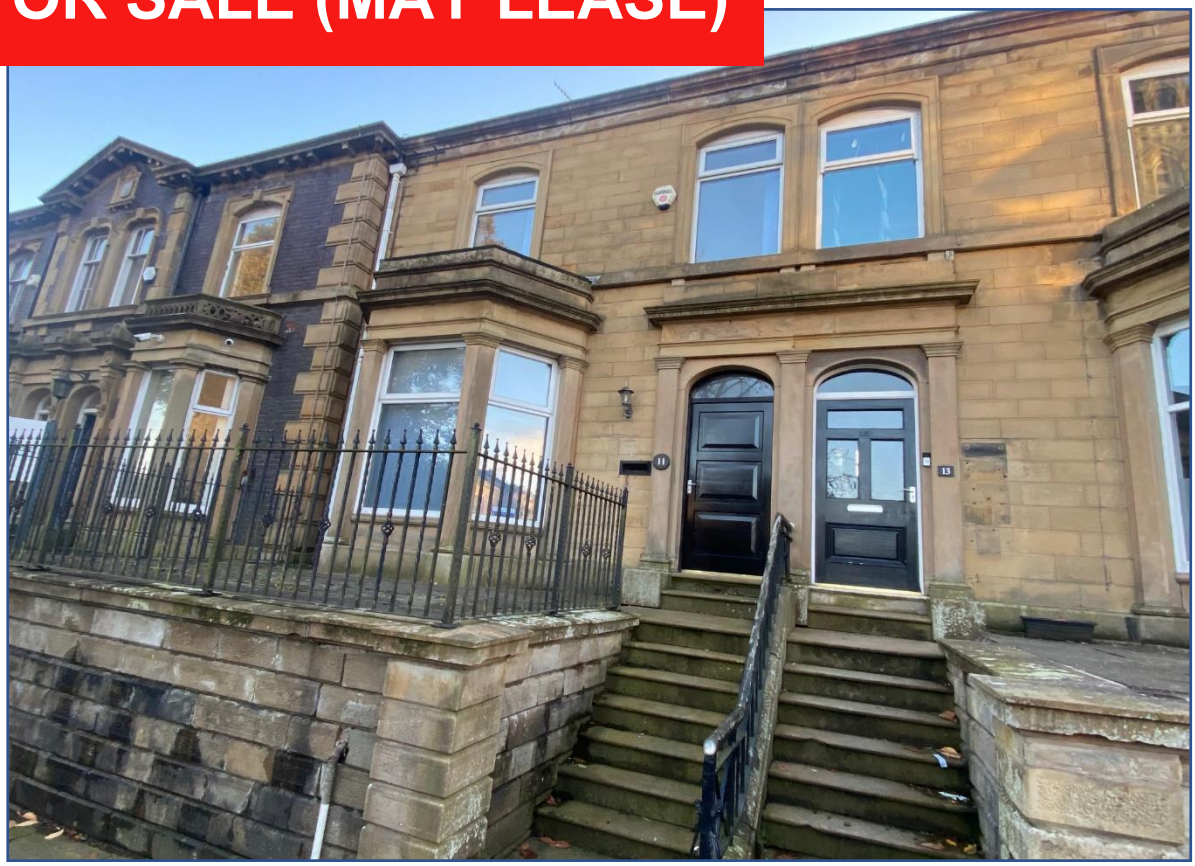
FOR SALE (MAY LEASE)



11 CANNON STREET
ACCRINGTON
BB5 1NJ

- Imposing professional office in town centre close to bus and rail interchanges with parking for four vehicles
- Net floor area 1,400 Sq. Ft. plus archive storage 312 Sq. Ft.
- Planning granted to construct four no. one bed apartments

LOCATION

Occupying a mid-terraced elevated position on Cannon Street within the professional business district of Accrington, within easy walking distance of the town centre and bus and rail interchanges. The borough of Hyndburn is an excellent location for access to the surrounding boroughs of Blackburn, Burnley, Rossendale and thereafter the Manchester conurbation. Immediately opposite the property is a day nursery and a Tesco superstore is within 200 metres.

DESCRIPTION

An imposing three-storey stone building, which has retained much of its original character, and has been utilised for professional offices for a number of years.

Internally, the spacious accommodation on the ground floor provides spacious front office which leads directly into a boardroom with adjoining kitchenette facility. There is a rear lobby area adjoining the two WCs. The first floor comprises two front offices with a middle meeting room and rear office with en-suite WC and shower room. The offices are well presented and benefit from a gas hot water central heating system.

The offices are available for immediate occupation.

ACCOMMODATION

The net floor areas are as follows:

Ground floor offices	603 sq. ft.
First floor offices	646 sq. ft.
Second floor archive	151 sq. ft.
Basement archive	312 sq. ft.

EXTERNALLY

To the front is a stone flagged garden area and to the rear there is a tarmacadam surfaced parking area for up to four vehicles.

SERVICES

All mains services are installed. A gas hot water central heating system serves the property. It is the prospective purchaser's responsibility to verify that all appliances, services and systems are in working order, are of adequate capacity and suitable for their purpose.

RATING

Rateable value - £8,000. Occupiers may be entitled to relief from the payment of business rates under the government's Small Business Rate Relief Scheme. Enquiries in this regard should be directed to Hyndburn Borough Council on 01254 388111.

PLANNING

The premises currently have an existing use for commercial, business and service (Use Class E) under the Use Classes Order. Planning permission was granted on 6 August 2024 for the conversion of the premises to form four no. one bed apartments under Class C3. Planning Application No: 11/24/0264. Copies of the planning consent and scheme drawings are available upon request.

TENURE

Long leasehold for the residue of a 995 year lease with effect from 10 April 1863, subject to a nominal annual ground rent. Land Registry title number LA571971.

PRICE

£150,000

LEASE

Our client will give consideration to an occupational lease on a full repairing basis for a term of years to be agreed.

RENTAL

£12,000 PER ANNUM

VAT

We are informed that VAT is not applicable to the figures quoted above.

ENERGY PERFORMANCE CERTIFICATE

Energy rating D (87). A copy of the certificate is available upon request.

MONEY LAUNDERING

In order to comply with Anti Money Laundering Regulations a successful purchaser will be requested to provide two forms of identification and details of the source of funding.

VIEWING

STRICTLY BY APPOINTMENT WITH SOLE AGENTS TREVOR DAWSON LIMITED OF CAPRICORN HOUSE, CAPRICORN PARK, BLAKEWATER ROAD, BLACKBURN, BB1 5QR.
OUR REF JBR YM 2511.13599 Email jason@tdawson.co.uk

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