

PROPERTY PARTICULARS INDUSTRIAL

**TREVOR
DAWSON**

COMMERCIAL PROPERTY CONSULTANTS

01254 681133

www.tdawson.co.uk

FOR SALE



UNIT 2 CROWN STREET ACCRINGTON BB5 0RW

- Rare opportunity to acquire modern workshop business unit in popular location.
- Gross floor area 2,000 Sq. Ft. plus mezzanine 975 Sq. Ft.
- Designated loading and parking area on secure fenced/gated site.

LOCATION

Occupying a prominent corner position at the junction of Crown Street and Ranger Street within an established industrial location adjacent to Richmond Industrial Estate. The workshop is approximately a quarter of a mile from Accrington town centre and close by businesses include a Tesco food store and The Globe Business Centre. Junction 7 of the M65 is 1.5 miles distant.

DESCRIPTION

A detached modern steel portal frame workshop with feature brickwork and glazing to the frontage and side elevations, thereafter overclad in double skin insulated profile metal sheeting incorporating translucent roof panels. Internally, there is protective blockwork to 8 ft with an open plan workshop area which is enhanced by two mezzanines along the side elevation. There is an entrance reception leading to a main office with separate toilets and kitchen facilities. The eaves height ranges from 5 metres at the haunch to a maximum of 6.5 metres at the apex. A new electrically operated up and over insulated sectional roller shutter door has been installed. Heating to the workshop is from a new gas fired hot air blower with separate gas hot water central heating system to the office and amenity areas. A CCTV system has been installed.

ACCOMMODATION

Ground Floor

Workshop, office, reception, toilets 2,000 sq. ft.

Mezzanine 975 sq. ft.

EXTERNALLY

Fronting the unit is a concrete surfaced loading and parking facility adjacent to a communal entrance shared with the unit opposite. The yard is gated and has metal palisade fencing.

SERVICES

All mains services are available including three phase electric. It is the 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

The current rateable value is £8,100 (April 2023). For details on rate payments and entitlement to Small Business Rates Relief enquiries should be made to Hyndburn Council on 01254 388111.

PLANNING

It is the purchaser's responsibility to verify that their intended use is acceptable to the Local Planning Authority, Hyndburn Borough Council, who can be contacted on 01254 388111.

TENURE

Freehold.

PRICE

£250,000

VAT

We are informed VAT will not be applicable to the sale price.

ENERGY PERFORMANCE CERTIFICATE

The property's energy rating is E(123). 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 2502.13542 Email jason@tdawson.co.uk





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