

PROPERTY PARTICULARS

RETAIL

TREVOR DAWSON

COMMERCIAL PROPERTY CONSULTANTS

01254 681133
www.tdawson.co.uk

FOR SALE



33 ABBEY STREET ACCRINGTON BB5 1EN

- Prominent town centre retail/hairdressers space.
- Suitable for alternative users with 16 metres retail depth.
- Self-contained two bedroom flat.
- Public car parking to rear and street parking.

LOCATION

Abbey Street runs parallel with the A680 Eastgate thoroughfare in Accrington town centre. Number 33 is opposite the Maundy furniture showroom.

DESCRIPTION

A two-storey premises with rendered walls and pitched slate roof. At ground floor, two adjoining salon spaces with kitchen, two WCs and two small offices/stores at the rear. At first floor, a residential flat accessed from the rear. A large lounge with open kitchen, a home office and three-piece bathroom suite including shower, and a single bedroom. A double bedroom with walk-in wardrobe within the roof space. There is double glazing and gas central heating to the flat.

ACCOMMODATION

Ground Floor

Salon	679 sq. ft.
Kitchen	77 sq. ft.
Rear storage areas	162 sq. ft.
Plus two WCs	

First Floor

Flat GIA	Approximately 829 sq. ft.
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SERVICES

All mains services are available. The ground and first floors are not separately metered.

RATING

Ground floor – rateable value £5,000
Contact Hyndburn Borough Council on 01254 388111 or email enquiries@hyndburnbc.gov.uk.
The Council will advise on the Small Business Rates Relief Scheme for rates-free premises.



PLANNING

It is the prospective 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

£175,000

VAT

VAT is not charged upon the sale price.

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been commissioned and a copy will be made available upon request.

LEGAL COSTS

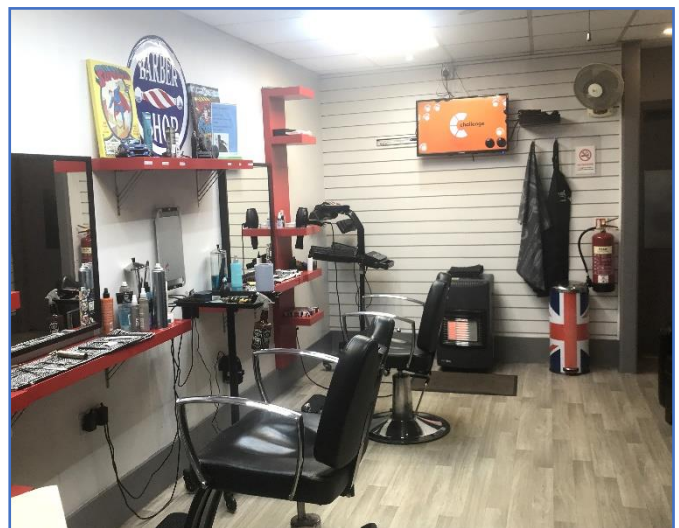
Each party to be responsible for their own legal costs.

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 SRJ YM 2503.13559 Email stephen@tdawson.co.uk



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