

# TO LET

## SHOP PREMISES



**14 BROADWAY, ACCRINGTON,  
BB5 1EY**

**Frontage onto Broadway; full-width display window and automatic door.**



**Hyndburn**  
Borough Council

## Description

The accommodation provides a ground floor retail unit with first floor office / storage located on Broadway one of Accrington's main shopping thoroughfares through the town centre.

The main ground floor retail area has a full-width glazed display window with automatic glass door. Net Internal Area (NIA) measuring approx. 54.46 sq m (586 sq ft) and includes a small office to the rear of the unit and rear access doors to a service yard for loading.

The first floor offers a Net Internal Area (NIA) measuring approx. 40.55 sq m (437 sq ft) comprises office / storage accommodation with toilets and kitchen facilities.

## Ground Floor



## Second Floor



## Second Floor, Kitchen



## Second Floor, Bathrooms



## **Uses**

The unit has recently been vacated. The premises suit a professional services occupier, but could be used for a wider variety of retail or office based uses within Planning Use Classes E(a) and E(c), other uses may be suitable subject to acquiring the necessary consents. Prospective tenants should make their own enquiries to satisfy themselves that the property is suitable for their intended use.

## **Location**

The premises are located off Blackburn Road next to the Town Hall and Municipal Buildings at the start of Broadway pedestrianised boulevard which runs through Accrington Town Centre, an area which is frequently used throughout the year for special events and special markets generating additional interest and footfall close to the premises. The shop unit is approximately 5 minutes' walk from the new bus station with buses to Manchester, Blackburn and Burnley ; 10 minutes' walk from the railway station with trains to Manchester, York and Blackpool and a mile from the M65 motorway which links to the M61 and M6. Accrington has a multi-storey car park nearby and there are several surface car parks close by - some parking is free.

## **Buildings Insurance & Service Charge**

The property is subject to an annual buildings insurance and a service charge which covers the charges and upkeep of common parts of the building, expected to be in the region of £200 and £500 per annum respectively (amounts subject to change).

## **Business Rates**

The rateable value of the property is £7,700 and therefore the property may qualify for Small Business Rates Relief

Business Rates are subject to changes please telephone Hyndburn Borough Council Business Rates (01254) 380287 for more information.

## **Lease Terms**

Rent on application - VAT is applicable.

Preferred lease term is multiples of three years but other proposal will be considered

Lease terms will be agreed by negotiation with the landlord. All leases would require a deposit equivalent of 3 months' rent. All new lettings are subject to the receipt of satisfactory references.

## **Surveyors and Legal Fees**

The ingoing tenant is responsible for the landlord's reasonable legal and surveyors costs in connection with the leasing of the premises.

## **Enquiries**

For further information please contact:

**Hyndburn Borough Council Corporate Property**

**Scaitcliffe House**

**Ormerod Street**

**Accrington**

**Lancashire**

**BB5 0PF**

**Tel. 01254 380 232**

**e-mail - [corporateproperty@hyndburnbc.gov.uk](mailto:corporateproperty@hyndburnbc.gov.uk)**

Please Note: The information provided in these particulars is set out as an outline only, for guidance and does not constitute an offer or part of an offer or contract. All descriptions, dimensions, references to condition and other details, are given in good faith and believed to be correct, but all interested parties should satisfy themselves by inspection, enquiry or otherwise as to the correctness of each of them and of the suitability of the property/site for their proposed use or scheme. Details last updated August 2024