



Prominent Retail Investment Premises

FOR SALE

**81 ABBEY STREET
ACCRINGTON
LANCASHIRE
BB5 1EH**

1,517 Sq Ft (140.93 Sq M)

- Spacious retail premises let to established Pharmacy who have been in occupation since 2016.
- Currently producing gross rental income of £9,000 per annum.
- Prominent roadside location with parking adjacent, close to Accrington Town Centre.
- Ideal investment opportunity suitable for a SIPP or SSAS.

Location

The property occupies a prominent mid parade position on Abbey Street close to its junction with Eastgate (A680), a busy main road on the edge of Accrington town centre.

Abbey Street is a popular trading location with a number of established independent retailers, solicitors and estate agents located close by.

Description

A well located, two storey retail property currently let to an established independent pharmacy that has been in continuous occupation since 2016.

Internally, the ground floor features a large open plan pharmacy/reception, an office, storeroom, and WC. The first floor is configured with a dispensary room, a second storeroom, and a staff room/kitchenette.

Conveniently situated on the edge of Accrington town centre, the property benefits from easy access and on-street parking directly adjacent.

The property presents an ideal investment opportunity, with the current Internal Repairing and Insuring Lease providing a passing rent of £9,000 per annum. The lease term is fixed for 5 years, expiring on 29th September 2027.

Accommodation

Ground Floor

Pharmacy 42.57 sq.m 458.22 sq.ft
Office 11.44 sq.m 123.14 sq.ft
Store 14.29 sq.m 153.81 sq.ft
WC 3.17 sq.m 34.12 sq.ft

First Floor

Dispensary 38.89 sq.m 418.61 sq.ft
Store 15.86 sq.m 170.71 sq.ft
Kitchenette / staff room 14.74 sq.m 158.66 sq.ft

GIA: 140.96 sq.m 1,517.3 sq.ft



Price

£110,000

Business Rates

We are informed by the Valuation Office Agency Website that the property has a Rateable Value of £5,000 per annum (2025/26).

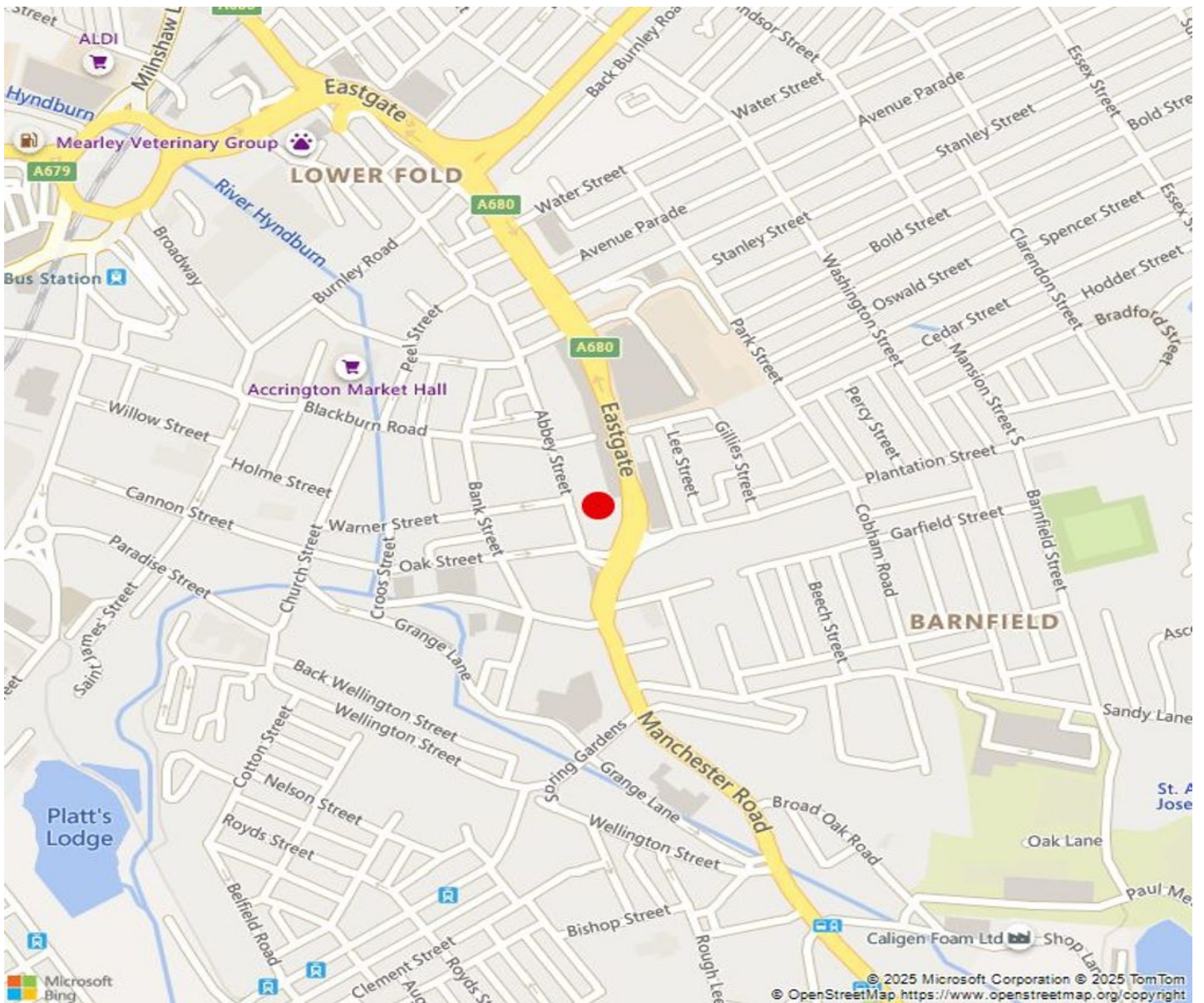
Services

The property has the benefit of mains electricity and water.

Services Responsibility

It is the prospective Purchaser's responsibility to verify that all appliances, services and systems are in working order, and are of adequate capacity and suitable for their purpose.





Additional Information

Viewings

Petty Chartered Surveyors
The Old Red Lion,
Manchester Road,
Burnley,
BB11 1HH

Legal Costs

Each party is to be responsible
for their own legal costs.

VAT

All Prices quoted are exclusive
of, but may be subject to VAT
at the prevailing rate.

EPC

An Energy Performance
Certificate is available upon
request.

DISCLAIMER

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

