

PROPERTY PARTICULARS

MULTI-USE

**TREVOR
DAWSON**

COMMERCIAL PROPERTY CONSULTANTS

01254 681133
www.tdawson.co.uk

TO LET



PART ST PETER'S CHURCH 97 RICHMOND STREET ACCRINGTON BB5 0SJ

- 333.14 sq. m. (3,586 sq. ft)
- Suitable for leisure, artistic and educational purposes
- Generally open plan
- Character and individual accommodation

LOCATION

At the junction of Richmond Street and Perth Street close to Accrington town centre within a predominantly residential area. There is on-street parking to each elevation.

DESCRIPTION

The main body of the Church, incorporating the former Altar area and Vestry and Congregation. Two WCs. There is a gas central heating system.

ACCOMMODATION

Vestry/Congregation/Altar

333.14 sq. m. (3,586 sq. ft.)

Plus WCs

SERVICES

All mains services are available including a gas central heating system which services the subject section of the Church. It is the ingoing tenant's responsibility to verify that all appliances, services and systems are in working order, are of adequate capacity and suitable for their purpose.

PLANNING

It is the ingoing tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

RATING

To be re-assessed upon occupation.

RENTAL

To be agreed.

VAT

VAT will not be charged on the rental.

LEASE TERMS

With the building to be returned in a no worse condition as at the commencement of a lease.

ENERGY PERFORMANCE CERTIFICATE

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

LEGAL COSTS

Each party to be responsible for their own legal costs.

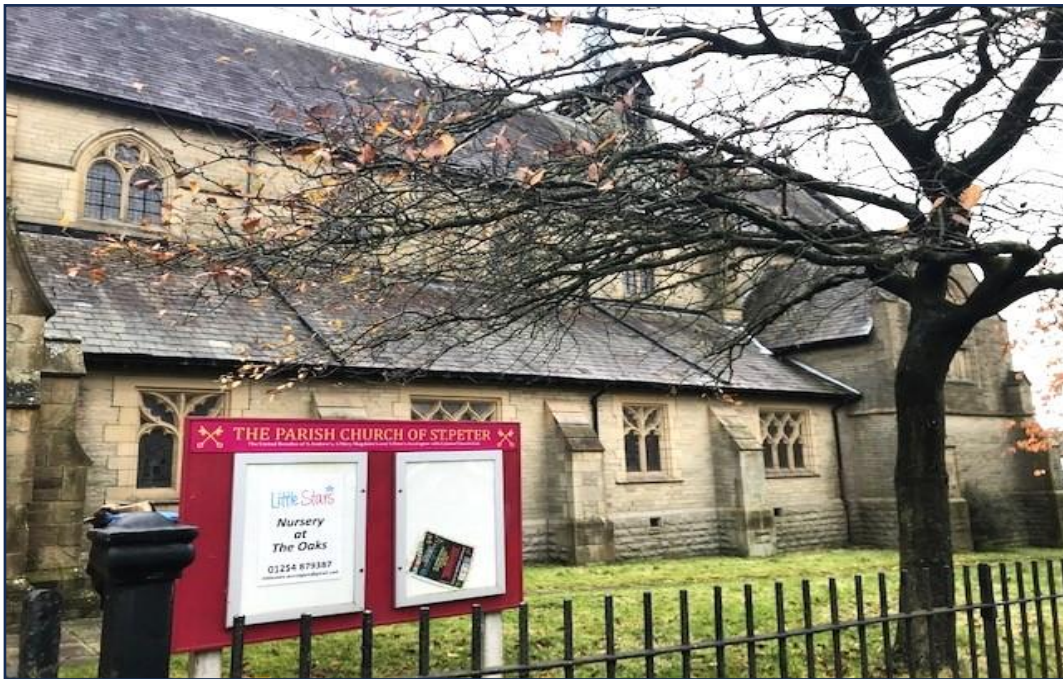
VIEWING

STRICTLY BY APPOINTMENT WITH SOLE AGENTS TREVOR DAWSON LIMITED OF CAPRICORN HOUSE, CAPRICORN PARK, BLAKEWATER ROAD, BLACKBURN, BB1 5QR.

OUR REF SRJ YM 2311.13325

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