

PROPERTY PARTICULARS INDUSTRIAL

**TREVOR
DAWSON**

COMMERCIAL PROPERTY CONSULTANTS

01254 681133

www.tdawson.co.uk

FOR SALE
(DUE TO RELOCATION AND EXPANSION)



**9 TAYLOR STREET WEST
ACCRINGTON
BB5 1QZ**

- Opportunity to acquire Freehold workshop with studio/offices.
- Established trade counter location adjacent to Jewson Builders Merchants.

LOCATION

Fronting Taylor Street West close to its junction with Oxford Street, which connects with Hyndburn Road and thereafter Junction 7 of the M65 within one mile.

DESCRIPTION

A two-storey mid terrace stone fronted property which has been renovated to provide a workshop facility on the ground floor and with air-conditioned studio/offices and staff amenity on the first floor. The refurbishment has been undertaken to a high standard, with direct loading to Taylor Street West through an electrically operated metal roller shutter. All windows are UPVC double glazed. The workshop benefits from solid concrete floor, LED lighting and a working height of 3 metres. The first floor studio/offices are open plan with feature wood flooring and attractive timber beams. There is a separate kitchenette and WC with additional WC and kitchen/staff mess on the ground floor.

ACCOMMODATION

The gross internal areas are as follows:

Ground Floor

Workshop, kitchen and WC 1,350 sq. ft.

First Floor

Studio/office, store, kitchenette and WC 1,350 sq. ft.

TOTAL GIA **2,700 sq. ft.**

SERVICES

All mains services are available including a three phase electricity supply. Air-conditioning has been installed to the first floor studio/offices. 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 premises are currently included within a rating assessment of adjoining properties and will be re-assessed upon occupation.

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

Understood to be Freehold.

PRICE

OFFERS IN THE REGION OF £200,000 INVITED.

VAT

We are informed VAT is not applicable to the sale price.

ENERGY PERFORMANCE CERTIFICATE

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

MONEY LAUNDERING

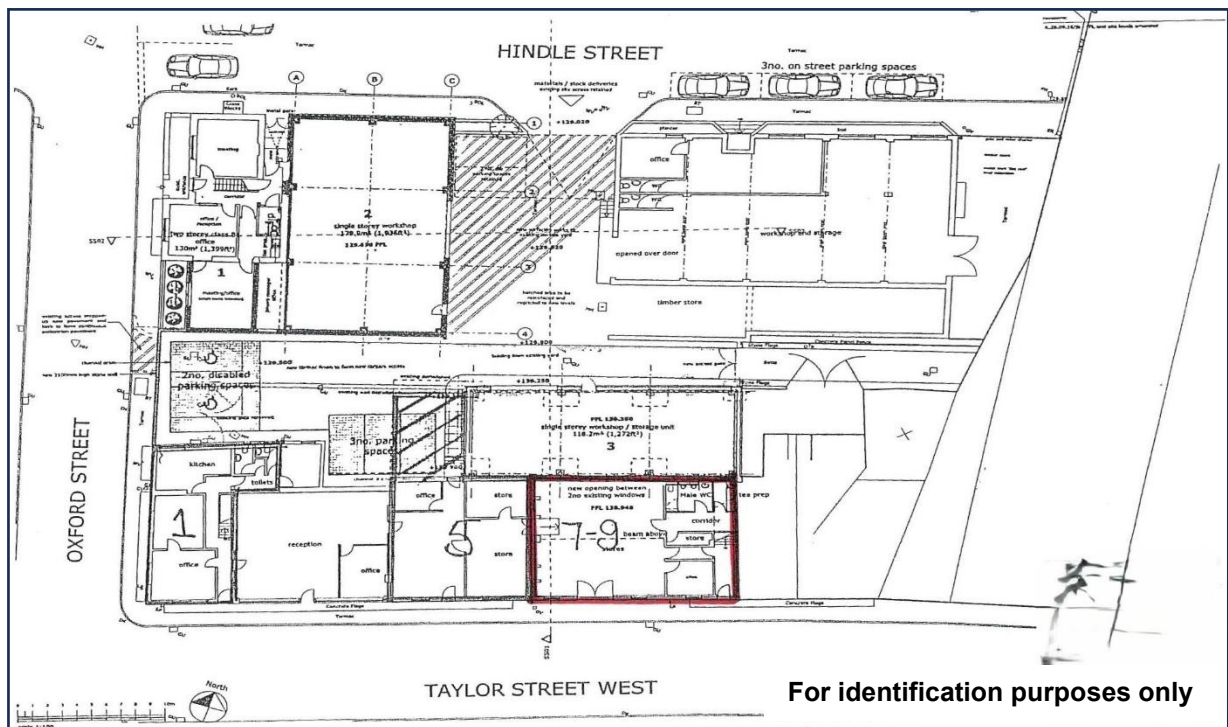
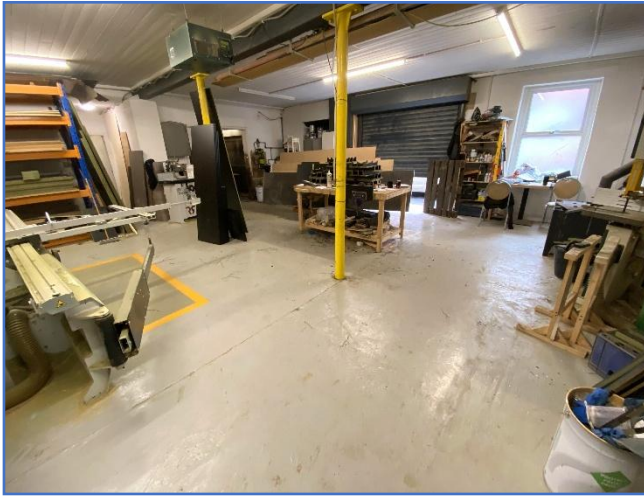
In order to comply with Anti Money Laundering Regulations a successful purchaser will be requested to provide two forms of identification and details of the source of funding.

VIEWING

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

OUR REF JBR YM 2608.13792 Email jason@tdawson.co.uk





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