

FOR SALE/TO LET

Industrial

10,993 Sq Ft



SAFARI HOUSE, GRANGE LANE, ACCRINGTON, BB5 2BT

- FOR SALE / TO LET
- 10,993 SQ. FT / 1,021 SQ. METRES
- Development potential
- Suitable for various uses
- Sold with vacant possession
- £325,000, NO VAT



SAFARI HOUSE, GRANGE LANE, ACCRINGTON, LANCASHIRE, BB5 2BT

Location

The property is located on Grange Lane, near the heart of Accrington.

It benefits from excellent transport links, being just a short distance from the A56 and M65 motorways, providing direct access to Blackburn, Burnley, and further afield to Manchester.

Situated in a well-established commercial area, the property also benefits from close proximity to local amenities and public transport, including Accrington railway station, which is within walking distance.

Description

The property is arranged over basement, ground, and first floors, and has been well maintained by the current owners.

Constructed of brick under a pitched slate roof, the building offers ground floor access via a manually operated roller shutter door, leading to a spacious loading bay and into the main warehouse. Office accommodation is also provided on this level.

The basement and first floors have most recently been used for storage and are in good, clean condition throughout, featuring suspended ceilings and integrated LED lighting.

Additional benefits include gas central heating, three-phase electricity, and mains services.

Accommodation

We have measured the property on a gross internal area basis as follows:

- Basement 328.3 sq. metres / 3,533 sq. ft.
- Ground Floor 327.9 sq. metres / 3,529 sq. ft.
- First Floor 327.9 sq. metres / 3,529 sq. ft.
- Mezzanine First Floor 37.4 sq. metres / 402 sq. ft.

Total 1,021.5 sq. metres / 10,993 sq. ft.

Tenure

Freehold/Leasehold

Rating

As published on the VOA website the property has a ratable value of £9,900, subject to certain conditions. Qualifying occupiers will benefit from small business rates relief.

Further details are available on request.

Legal Costs

Each party to be responsible for their own legal costs.

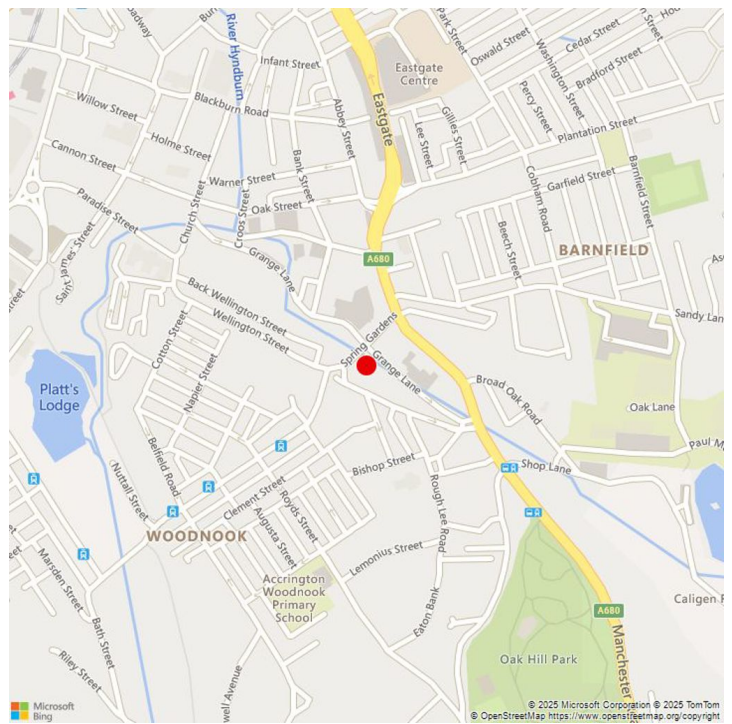
Services

All mains services are connected to the property.

Money Laundering Regulations

Please note that we are now required to carry out customary due-diligence on all purchasers/tenants once an offer is accepted, whereby we are required to obtain proof of identity and proof of address of the prospective purchaser/tenant.

We will then undertake an AML check via Smart Search to comply with HMRC's anti money laundering requirements.



Additional Information

Price

£325,000 for the Freehold

Rent

£35,000 Per Annum

Viewing

Strictly via sole agent Taylor Weaver
James Taylor
Director
Tel: 01254 699 030

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