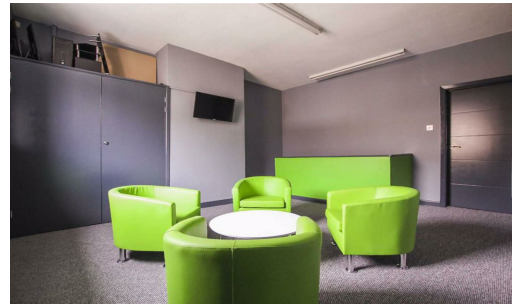
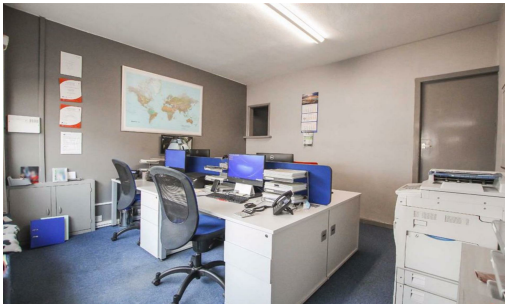


10 Water Street, Accrington , BB5 6PX



FOR SALE

Use - Office, Retail

Size - 544 Sq ft

Price - £74,950

- Located on the outskirts of Accrington Town Centre
- Benefits from Small Business Rates Relief
- Sold with vacant possession



COMMERCIAL PROPERTY AGENTS, CHARTERED SURVEYORS AND VALUERS

www.taylorweaver.co.uk

Telephone: 01254 699030

Email: info@taylorweaver.co.uk

10 Water Street, Accrington , BB5 6PX

Location

The premises is prominently situated fronting Water Street in an established retail area on the outskirts of Accrington town centre.

The property is located close to local amenities such as Tesco, the Town Hall and is surrounded by small local businesses

Description

The property is an end terrace building comprising ground floor retail space with offices above.

The ground floor benefits from a small kitchenette and WC facilities.

Externally to the rear of the property is off-road parking with an electric vehicle charging station.

Accommodation

We have calculated the net internal area to be as follows

		Size
Ground Floor	Retail	178 sq.ft
	Kitchen	59 sq.ft
	Storage	36 sq.ft
First Floor	Office	206 sq.ft
	Storage	65 sq.ft
	Total	544 sq.ft

Price

£74,950

Tenure

Understood to be freehold

Rating

The property has a rateable value of £2,200 and therefore it is anticipated that eligible businesses are able to claim small business rates relief. Further details on request.

Legal Costs

Each party to be responsible for their own legal costs

VAT

To be confirmed

Services

It is understood that all main services are connected to the property

Anti Money Laundering Requirements

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

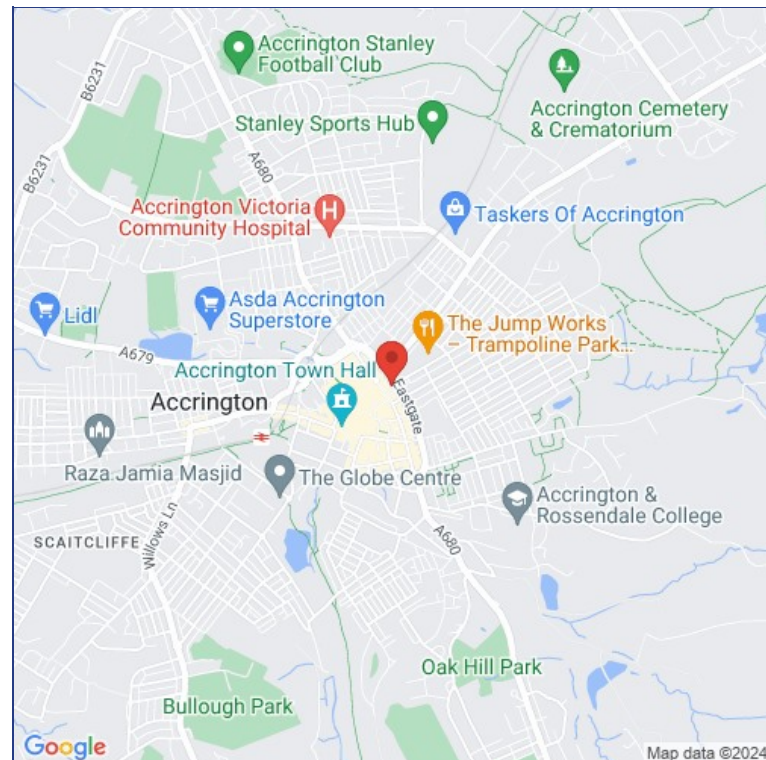
Viewing

Strictly through sole agents

Taylor Weaver

(Rebecca Weaver)

01254 699030



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Email: info@taylorweaver.co.uk

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