

Jacob Street, Accrington, BB5 1HU

**TO LET**



## TO LET

Use - Industrial

Size - 2,877 Sq ft

Rent - £12,000 pa

- Good Quality Workshop / Storage Unit
- Competitively priced
- Recently refurbished
- Close to Accrington town centre



COMMERCIAL PROPERTY AGENTS, CHARTERED SURVEYORS AND VALUERS

[www.taylorweaver.co.uk](http://www.taylorweaver.co.uk)

Telephone: 01254 699030

Email: [info@taylorweaver.co.uk](mailto:info@taylorweaver.co.uk)

## Jacob Street, Accrington, BB5 1HU

### Location

The property is situated in a mixed commercial, industrial and residential area on the edge of Accrington town centre.

Junction 7 of the M65 motorway is approximately 2 miles from the premises

### Description

The property comprises a 2-3 storey workshop premises with offices which has been sub-divided to provide 4 individual units.

### Accommodation

We have the following availability:

Unit	Size	Rent
Unit 4	2,877 sq.ft	£12,000 pa

### Rental

£12,000 pa

### Lease Terms

The unit is available by way of a new lease for a minimum period of 3 years on FRI terms.

### Deposit

Subject to covenant status a deposit will be required, anticipated to be in the region of 10% to 20% of the rent.

### Rating

The rating assessment will be below the small business rates threshold and eligible businesses will have no rates to pay. Further details on request.

### Legal Costs

Each party to be responsible for their own legal costs

### VAT

VAT is applicable to figures quoted in these particulars

### Services

With the exception of gas, all mains services will be available to the units.

### EPC

An EPC is available on request

### Planning

The unit is suitable for light manufacturing, warehousing and storage use.

Interested parties are recommended to contact the Local Planning Department to discuss their proposed uses in greater detail

### Viewing

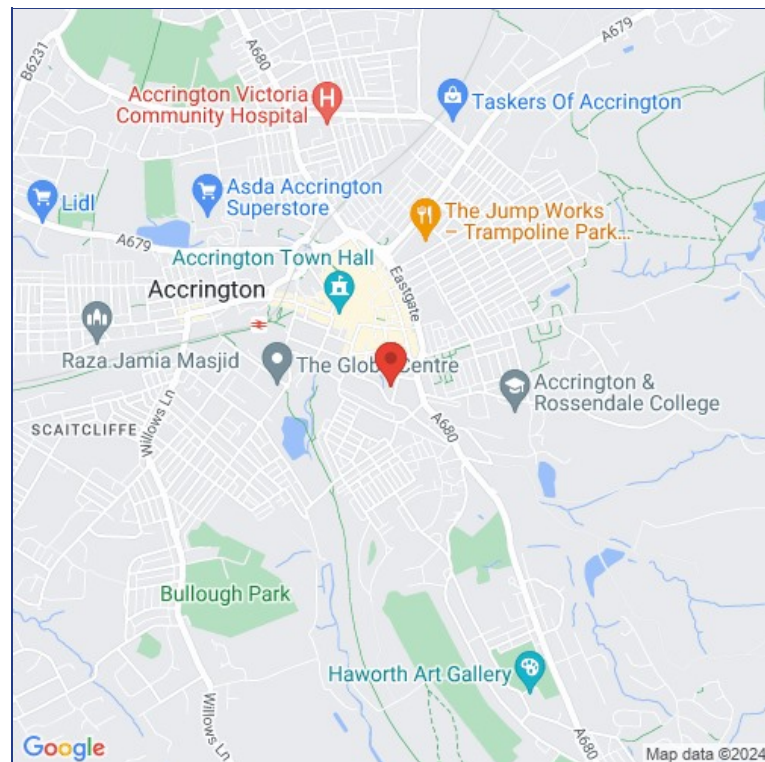
Strictly through agents

Taylor Weaver

(Neil Weaver)

01254 699030

neil@taylorweaver.co.uk



[www.taylorweaver.co.uk](http://www.taylorweaver.co.uk)

Telephone: 01254 699030



Email: [info@taylorweaver.co.uk](mailto:info@taylorweaver.co.uk)

Taylor Weaver is a trading name of Taylor Weaver Limited. Registered Office: Unit 17 Trident Park, Trident Way, Blackburn BB1 3NU – Company Registration No. 04132040. MISREPRESENTATION ACT: Taylor Weaver (and their joint agents where applicable) for themselves and for the vendors or lessors of this property for whom they act, give notice that: (i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants and do not constitute the whole or any part of an offer or contract; (ii) Taylor Weaver cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein, and prospective purchasers or tenants must not rely on them as a statement of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of Taylor Weaver (and their joint agents where applicable) has any authority to make any representation or warranty to enter into any contract whatever in relation to the property; (iv) prices or rents quoted in these particulars may be subject to VAT in addition; (v) Taylor Weaver will not be liable in negligence or otherwise for any loss arising from the use of these particulars.