

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

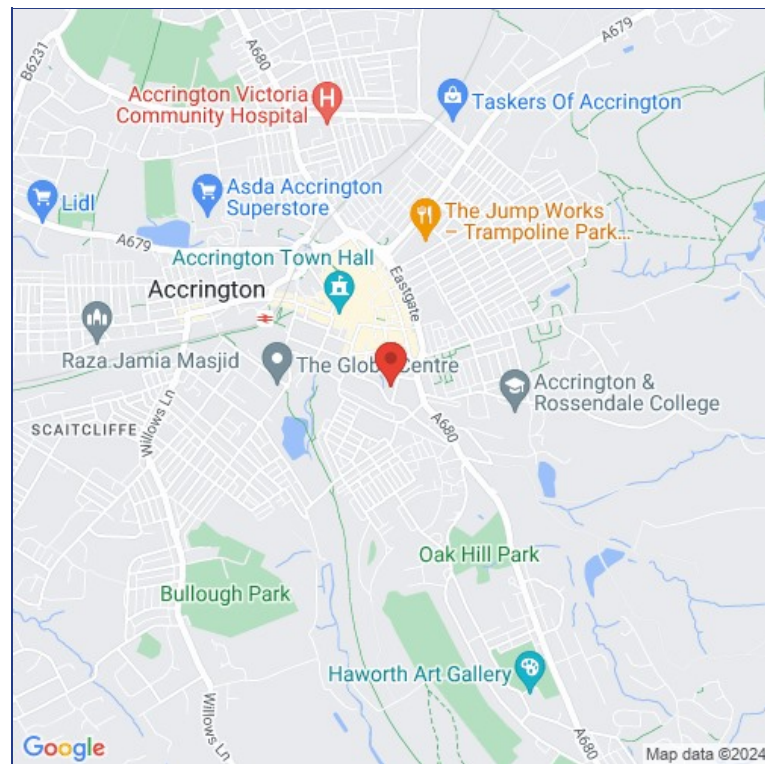
Strictly through agents

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)