

# TAYLOR WEAVER

CHARTERED SURVEYORS

Retail / Leisure opportunity , Hyndburn Road, Accrington, BB5 5BB



## TO LET

Retail / Leisure Unit

11,990 sq ft

- Neighbouring tenants include Vue Cinema , Farm Foods and Dominos

## Location

The premises are prominently located at the end of Hyndburn Road, the main arterial road linking Accrington town centre to the M65 motorway (Junction 7).

The building is within close proximity to Accrington town centre as well as the new bus station, which is currently under construction.

## Description

The premises were originally constructed as a bowling alley which together with the adjoining cinema was the Viaduct Leisure Complex .

The bowling alley has now closed and the space is currently being refurbished to include the Vue Multi- Screen Cinema, Farm Foods and Dominos Pizza who have already confirmed their intention to take space within the development.

The building is a modern structure with ample parking fronting the development.

The remaining space extends in total to 11,990 sq.ft .

## Accommodation

We have calculated the net internal floor area to be 11,990 sq ft

## Lease Terms

Available for a term of years to be agreed. The tenant will occupy on effective full repairing and insuring terms and be responsible for the usual occupiers costs to include business and water rates ,

electricity and gas.

## Rental

£10 psf

## Planning

Suitable for both leisure and /or retail use

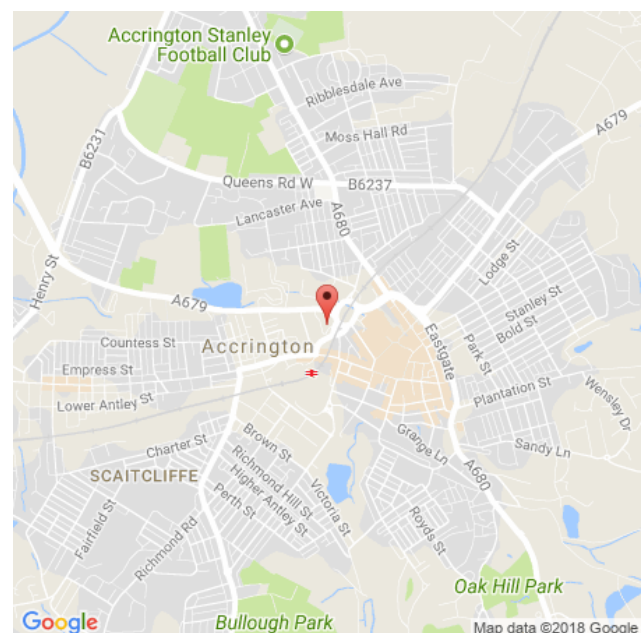
## Viewing

Strictly through sole agents

Taylor Weaver

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