



## Double Fronted Retail / Office Property

### FOR SALE BY AUCTION

**66-68 ABBEY STREET  
ACCRINGTON  
LANCASHIRE  
BB5 1EE**

**1,709 Sq Ft (158.77 Sq M)**

- Town centre location.
- Spacious accommodation over 2 floors.
- Suitable for office or retail use.
- Ample parking nearby.

### Location

Accrington is a vibrant market town in the heart of East Lancashire, close to both the M66 and M65 motorways. The town has a resident population of approximately, 36,500 and draws on a larger catchment of approximately 310,000 persons.

The property occupies a good position on Abbey Street, just off the ring road (East Gate). Other nearby occupiers include the Job Centre and North Lancashire Careers Office. To the rear of the property are a number of town centre car parks which are utilised on a daily basis.

### Description

The premises comprise a double fronted mid terraced building arranged over two floors, which was previously used in association with recruitment. The property offers a series of offices that could readily be converted to a retail use, (subject to planning).

### Accommodation

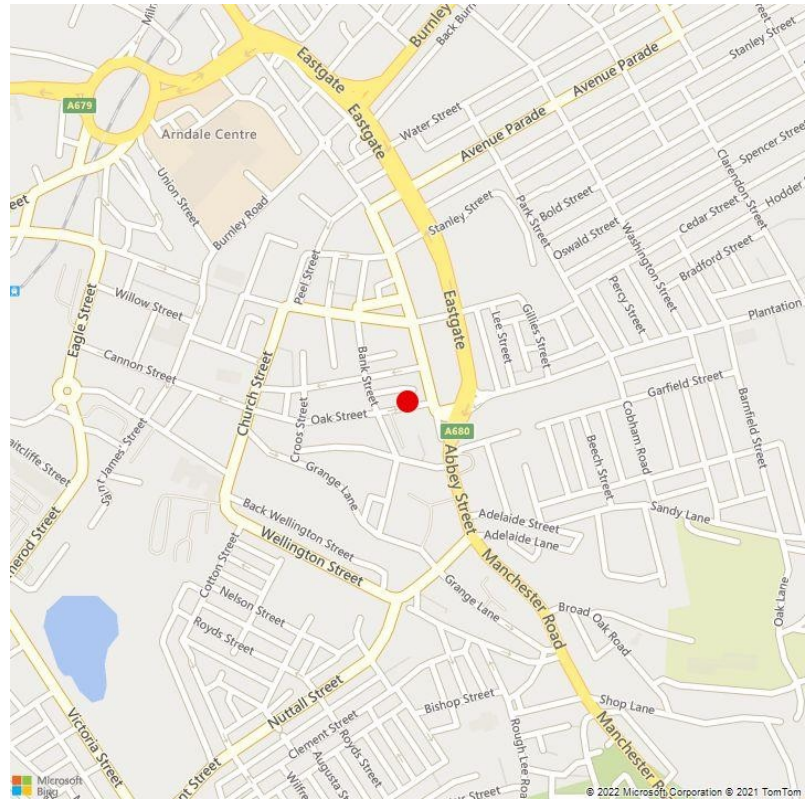
Ground Floor		
Office /retail	97.45 sq.m	1,049 sq.ft
Ground floor staff	6.50 sq.m	70 sq.ft
First floor offices	54.81 sq.m	590 sq.ft
Total	158.76 sq.m	1,709 sq.ft

### Services

The property has the benefit of mains services.

### Services Responsibility

It is the prospective purchaser's responsibility to verify that all appliances, services and systems are in working order, and are of adequate capacity and suitable for their purpose



### Planning

It is the prospective purchaser's responsibility to verify that their intended use is acceptable to the local planning authority.

### Price

£80,000

### Business Rates

We are informed by the Valuation Office Agency website that the ground floor has a rateable value of £9,400 per annum (2021/22).

## AUCTIONEERS COMMENTS

This property is for sale by the Modern Method of Auction which is not to be confused with traditional Auction. The Modern Method of Auction is a flexible buyer friendly method of purchase. We do not require the purchaser to exchange contracts immediately, but grant 28 days to achieve exchange of contracts from the date that the buyer's solicitors is in receipt of the draft contracts and a further 28 days thereafter to complete.

Upon close of a successful auction or if the vendor accepts an offer during the auction, the buyer will be required to put down a non-refundable reservation fee of 4.2% including VAT subject to a minimum of £6,000 Including VAT which secures the transaction and takes the property off the market. The buyer will be required to sign an Acknowledgement of Reservation form to confirm acceptance of terms prior to solicitors being instructed. Copies of the reservation form and all terms and conditions can be found in the legal pack which can be downloaded for free from [www.agentauctionpage.co.uk](http://www.agentauctionpage.co.uk).

Please note that the property is subject to an undisclosed reserve price which is generally no more than 10% in excess of the starting bid. Both the starting bid and reserve price can be subject to change. Terms and Conditions apply to the Modern Method of Auction, which is operated by the Lancashire Property Auction powered by "iam-sold".

TO VIEW OR MAKE A BID - contact Katy Wilson on 0161 300 7100 or visit [www.iam-sold.co.uk](http://www.iam-sold.co.uk)

### Additional Information

#### EPC

An Energy Performance Certificate is available upon request.

#### Legal Costs

Each Party is to be responsible for their own legal costs.

#### VAT

All Prices quoted are exclusive of, but may be subject to VAT at the prevailing rate.

#### Viewings

Petty Commercial  
Empire Business Centre 2 Empire  
Way Off Liverpool Road Burnley  
BB12 6HH

#### DISCLAIMER

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

