



Warehouse / workshop with secure gated yard

TO LET

**UNIT 4
BRIDGE STREET
CHURCH
ACCRINGTON
LANCASHIRE
BB5 4HU**

3,530 Sq Ft (327.94 Sq M)

- Popular trading location close to Junction 7 of the M65.
- Secure gated yard adjoining with palisade gate and fencing to the perimeter.
- Suitable for various uses including workshop, warehousing or possible trade counter use.
- 100% Small Business Rates Relief available for eligible Tenants.
- No car or vehicular based uses considered.

Location

The property is situated on Bridge Street, which is just off Blackburn Road (A679), a busy main road within 1 mile from Accrington town centre and Oswaldtwistle town centre. Blackburn Road provides direct access onto the A680 dual carriageway, which connects to Junction 7 of the M65.

There are a number of established occupiers in the immediate vicinity including Walker Steel, William Blythe and Studio Retail.

Description

A brick built warehouse / workshop with a pitched insulated sheet asbestos roof.

Internally, the property comprises a generally open plan warehouse with WC facilities, a store room and additional mezzanine storage.

Adjoining the unit is a secure gated yard with palisade fencing to the perimeter, which provides loading into the unit via an electric roller shutter door. There is also a separate personnel door fronting Bridge Street.

The unit benefits from a solid concrete floor, sodium lighting, three phase electricity supply and roller shutter security to all windows and doors.

Ideally suited for warehousing or workshop use, the property may also suit trade counter use subject to the appropriate planning consent.

Accommodation

Warehouse, WC and store 2,927 sq.ft (271.9 sq.m.)
Mezzanine 603 sq. ft. (56.00 sq.m.)

GIA 3,530 sq.ft. (329.2 sq.m.)



Planning

The prospective tenant must satisfy themselves that the property is appropriate for their particular use. Further enquiries should be directed to Hyndburn Council's Planning Department on 01254 388111.

Rent

£21,000 per annum.

Business Rates

We are informed by the Valuation Office Agency Website that property has a Rateable Value of £10,250 per annum (2023/24).

The ingoing Tenant is likely to benefit from Small Business Rates Relief and should contact Hyndburn Borough Council on 01254 388111 to confirm.

Services

The property has the benefit of all mains services such as water, gas and 3 phase electricity.

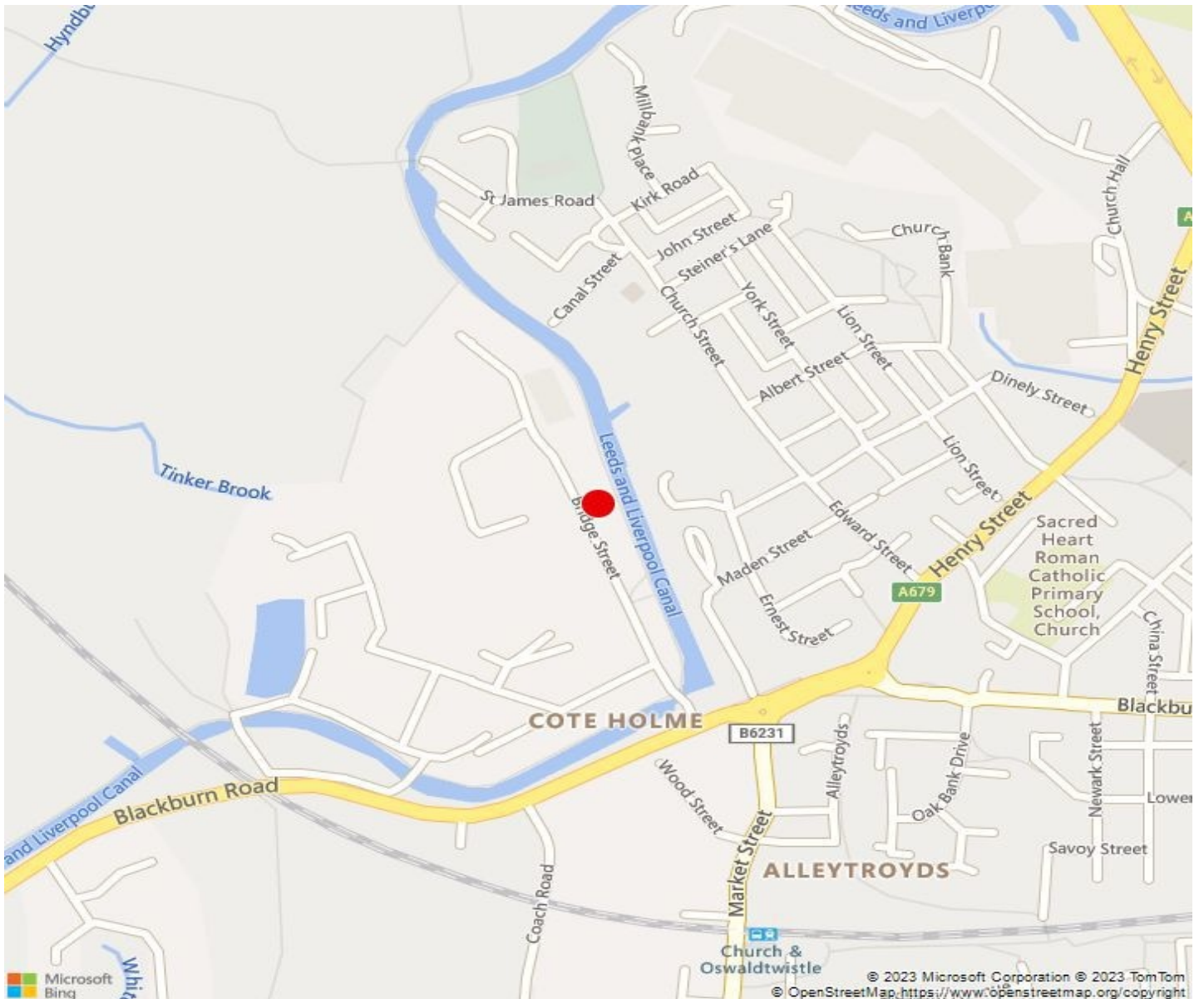
Services Responsibility

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

Terms

The property is available by way of a new full repairing and insuring lease for a term to be agreed.





Additional Information

Viewings

Petty Chartered Surveyors
The Old Red Lion,
Manchester Road,
Burnley,
BB11 1HH

Legal Costs

Each party is responsible for
their own legal costs.

VAT

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

EPC

An Energy Performance
Certificate is available upon
request.

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.

