



For Sale/To Let Office with on site parking available.

7 Cannon Street, Accrington, Lancashire, BB5 1NJ

1,022 ft² (94.94 m²)

- Would suit a variety of uses
- Parking available to the Rear
- Class E use
- Close to Town Centre Amenities

Description

The property comprises an attractive mid terraced office building constructed of brick and dressed stone built walls under a pitched slate roof.

The accommodation is arranged on the ground and first floor with a basement offering storage space. It has the benefit of gas fired central heating, carpeted floors and light fittings throughout.

To the rear of the ground floor is a kitchen together with male and female toilet facilities.

Would suit a variety of businesses. Situated within a parade of other businesses across an established nursery.

Parking is available at the rear accessed from Paradise Street.

Location

Situated on Cannon street, the property occupies a position in the center of Accrington, close to the main amenities and facilities of the town.

The property is surrounded by a mix of commercial units which include a range of professional companies including Haworth & Nuttall, Farleys Solicitors, Tesco and Quadra Solutions Ltd.

Accommodation

The property provides office space over basement, ground and first floors. The property has been measured in accordance with the latest RICS Code of Measuring Practice on a Net Internal Area basis and extends to a total of 1,022 sq ft (94.9 sq m)

For Sale

Offers Over £90,000 Subject to Contract

Rent and Lease Terms

£750.00 Per Calendar Month (£9,000 per annum)

Exclusive of all other outgoing, payable monthly in advance.

The lease is for a minimum term of 12 months.

A deposit equivalent to one months rent will also be required.

Planning Use

Class E Use – Alternative uses may be suitable subject to the necessary planning consents.

EPC

A copy of the EPC is available on request.

VAT

VAT may be applicable at the prevailing rate.

Business Rates

The property has a rateable value of £6,500.

The tenant is responsible for the payment of Business Rates (100% relief available for small qualifying businesses)

Viewing

Viewing by way of appointment through the sole agent Fletcher CRE

01204 221 030
info@fletchercre.co.uk

Fletcher CRE for themselves and for the vendors or lessors of the property give notice that these particulars do not constitute any part of an offer or contract. Any intending purchaser or tenant must satisfy, by inspection or otherwise, as to the condition of the premises and no warranty is given by the vendor, landlord, their agents or any person in the agent's employment. Comments in this description relating the location, suitability for any purpose, aesthetic attributes, functionality or existence of services and proximity to amenities to be regarded as the agent's opinion only and not a statement of fact. Sizes quoted are approximate and given as indication only.