



Burlington House, 10-11 Ribblesdale Place, Preston, PR1 3NA

FOR SALE/TO LET

(Subject to vacant possession)

ACCRINGTON

66-68 Abbey Street BB5 1EE



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.

ACCOMMODATION

The premises comprise a double fronted mid terraced building arranged over two floors which provide the following approximate dimensions and net internal floor areas:

Ground Flr Office Retail	1,049 sq ft	(97.45 sq m)
Ground Flr Staff:	70 sq ft	(6.50 sq m)
First Flr Offices:	590 sq ft	(54.81 sq m)
Total:	1,709 sq ft	(158.76 sq m)

All measurements have been made in accordance with the RICS Code of Measuring Practice.

TENURE

The property is freehold.

PRICE

The vendors are seeking offers in the region of £125,000 subject to contract.

RATES

We understand that the property has a Rateable Value of £9,700

LEASE

A new lease is available at a commencing rent of £12,000 pa for a term of years to be agreed.

VAT

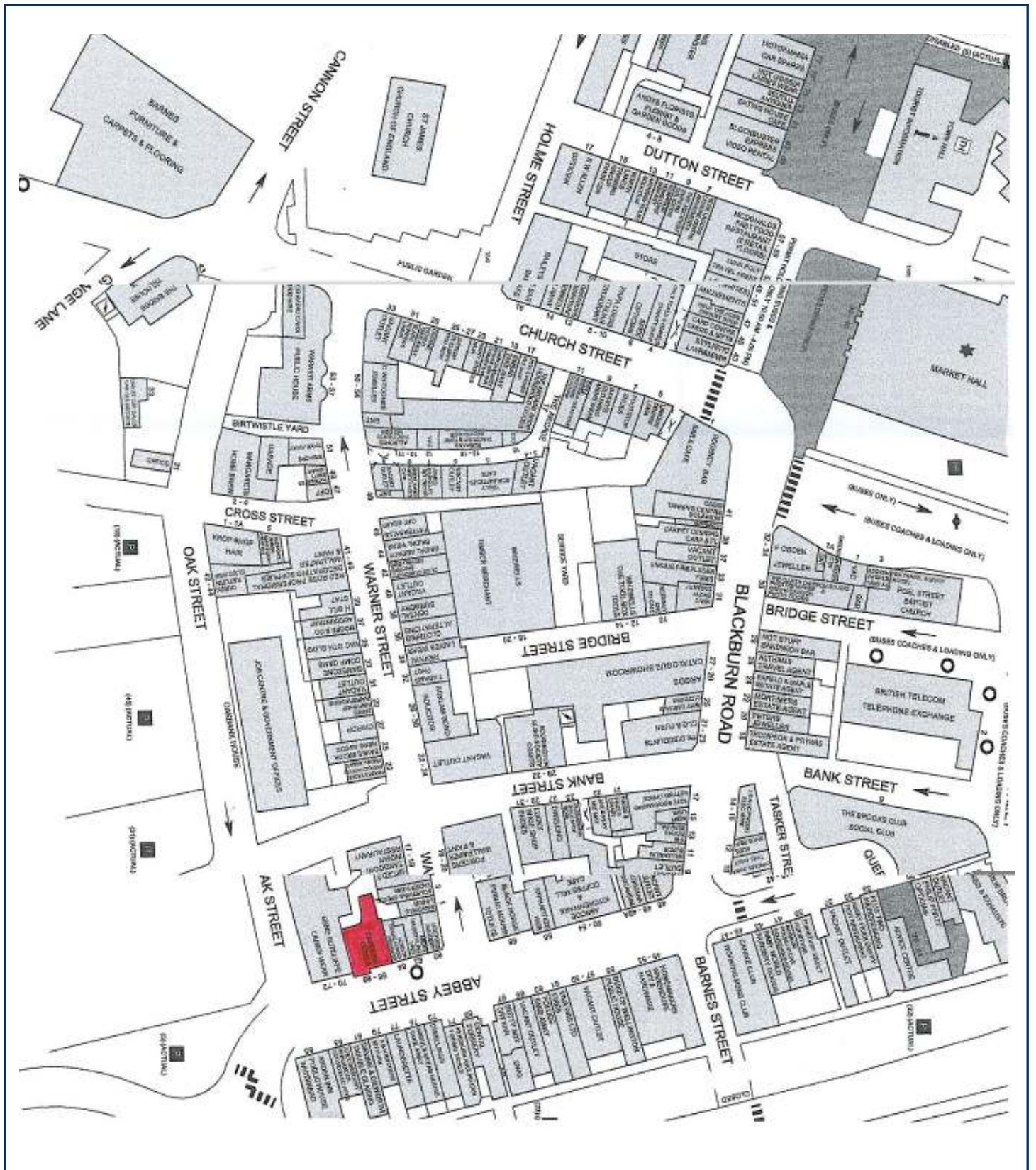
The property is registered for VAT.

EPC

An EPC will be made available in due course.

FURTHER INFORMATION

Please contact: Charles D Bell
Telephone: 01772 556666
Email: charles@morganmartin.co.uk



Chartered Surveyors

For Identification Only

Not to Scale

**Burlington House
10-11 Ribblesdale Place
Preston, PR1 3NA**

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