

**FOR SALE/TO LET**  
**DOUBLE FRONTED PROPERTY**



**66-68 ABBEY STREET  
ACCRINGTON  
LANCASHIRE  
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.

**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	1,049 sq. ft.	(97.45 sq. m.)
Ground floor Staff	70 sq. ft.	(6.50 sq. m.)
First floor offices	590 sq. ft.	(54.81 sq. m.)
<b>Total</b>	<b>1,709 sq. ft.</b>	<b>(158.76 sq. m.)</b>

## **TENURE**

The property is freehold.

## **PRICE**

Offers in the region of £145,000 (one hundred and forty five thousand pounds).

## **LEASE TERMS**

A new lease is available at a commencing rent of £14,500 (fourteen thousand five hundred pounds) per annum for a term of years to be agreed.

## **RATES**

We are informed by the Valuation Office Agency website that the property has a Rateable Value of £9,700 and Rates Payable of £3,947 (2010/11).

## **VAT**

The property is registered for VAT.

## **VIEWING**

Strictly by appointment with **Joint Agents:**

**Petty Chartered Surveyors, Burnley**  
**Telephone No. 01282 456677**  
**Email: [commercial@petty.co.uk](mailto:commercial@petty.co.uk)**  
**Website: [www.petty.co.uk](http://www.petty.co.uk)**

**Morgan Martin, Preston**  
**Telephone No. 01772 556666**  
**Email: [mail@morganmartin.co.uk](mailto:mail@morganmartin.co.uk)**

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